

OFFICE OF:
COMMUNITY DEVELOPMENT
(712) 328-4629

February 3, 2006

Father Charles Kottas
St. Peter's Catholic Church
One Bluff Street
Council Bluffs, IA 51503

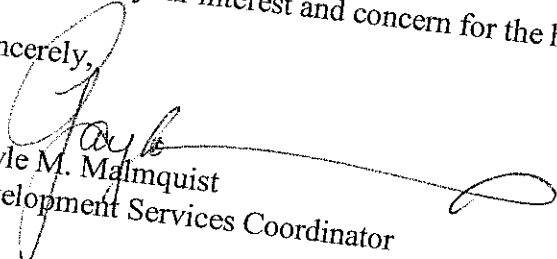
Dear Father Kottas:

On February 1, 2006, the Historic Preservation Commission of the City of Council Bluffs considered your request to add approximately 1,400 square feet to the existing social hall/multi purpose building at One Bluffs Street.

The Commission found that the proposed addition is consistent with the spirit and intent of the Secretary of the Interior's 'Standards and Guidelines for Historic Preservation'. The Certificate of Appropriateness for the proposed work is enclosed. You or your representatives may make application for the permits needed for construction as authorized by the enclosed Certificate of Appropriateness.

I appreciate your interest and concern for the historical integrity of the St. Peter's Church site.

Sincerely,


Gayle M. Malmquist
Development Services Coordinator

Enc.

HISTORIC PRESERVATION COMMISSION
CITY OF COUNCIL BLUFFS

CERTIFICATE of APPROPRIATENESS

CASE #HP-06-001
February 1, 2006

WHEREAS, the Council Bluffs Historic Preservation Commission is authorized by City Ordinance #5148 to review alteration permit applications for any alteration, removal, demolition, construction, reconstruction, restoration, remodeling, or other material changes including the interior of any structure which clearly alters the character of the external appearance and is clearly visible from the outside of the structure on a landmark, landmark site or in a Historic District; and

WHEREAS, Father Charles Kottas requested an addition to the social hall/multi-purpose building located at One Bluff Street, St. Peter's Church; and

WHEREAS, One Bluff Street is a locally designated historic landmark and also listed on the National Register of Historic Places; and

WHEREAS, the Historic Preservation Commission met on February 1, 2006 and following public hearing, approved the building addition to One Bluff Street:

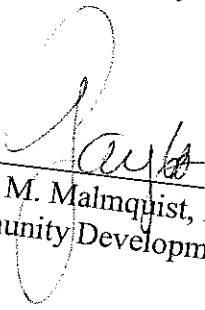
VOTE: AYE – M. Johnson, R. Johnson, McKeown, Murphy and Otto, and. NAY – 0; ABSTAIN – None; ABSENT – Madsen and Petersen. Motion carried.

NOW, THEREFORE, BE IT RESOLVED,

The Historic Preservation Commission finds that the proposed exterior alterations to One Bluff Street are consistent with the Secretary of the Interior's *Standards and Guidelines for Historic Preservation*; and

The Historic Preservation Commission approved a Certificate of Appropriateness for One Bluff Street, subject to compliance with all applicable building and safety codes.

Decisions of the Historic Preservation Commission are final, subject to appeal to the City Council within ten (10) days by anyone affected by the decision.



Gayle M. Malmquist, Development Services Coordinator
Community Development Department

TO:
FROM:
DATE:
RE:
REQUEST:

Historic Preservation Commission
Community Development Department
January 25, 2006
CASE #HP-06-001

Historic preservation design review – Social hall addition – One Bluff St.

APPLICANT:

St. Peter's Catholic Church, Father Charles Kottas
One Bluff Street, Council Bluffs, IA 51503

REPRESENTED BY: Michael G. Mayne, AIA - Nielsen, Mayne Architecture
1010 So. 120th St., Suite 205, Omaha, NE 68154-4211

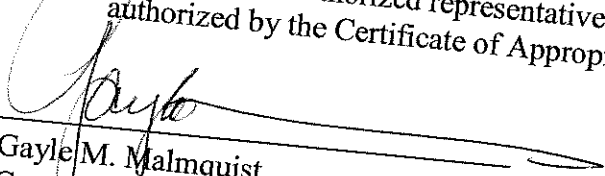
BACKGROUND – St. Peter's Church wishes to add a 1,400 square foot office addition to the existing social hall/multi-purpose building located on the church premises at One Bluffs Street. The social hall was built in 1998 after review and consideration by the Historic Preservation Commission. The detached 4,867 square foot multi-purpose building is sited behind the Church. Church and social hall parking are closer to Pierce Street. The proposed addition will sit to the southwest side of the existing building, behind the Church and farther from the street. A letter of intent along with the site plan and elevations of the proposed addition are provided for your review. The St. Peter's Church and Rectory site is both a local historic landmark and listed on the National Register of Historic Places. Title 16 of the Municipal Code requires the Historic Preservation Commission to review and approve all exterior modifications on locally designated sites prior to issuance of building permits.

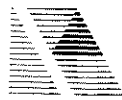
REVIEW CRITERIA - The Commission is to use the Secretary of the Interior's 'Standards for Rehabilitation and Guidelines for Historic Preservation' when reviewing a project. (Copy attached.) Following review, the Commission takes action regarding issuance of a Certificate of Appropriateness. If approved, all necessary building permits can be sought.

Criteria #9 of the Secretary's Standards is most applicable to consideration of this request. The multi-purpose building and the proposed addition are modern structures on the grounds of a historic building. The roofing, siding and brick will match the colors on the existing building, which in turn were selected to complement the colors on the historic church structure. The new addition is unobtrusive, hardly visible from the street and does not negatively impact the 'significant historical, architectural or cultural material' on site. The addition also appears 'compatible with the size, scale, color, material and character of the property, neighborhood or environment'.

RECOMMENDATION – The proposed addition on the site of St. Peter's Church at One Bluff Street is consistent with the spirit and intent of the Secretary of the Interior's 'Standards for Rehabilitation and Guidelines for Historic Preservation'. The Community Development Department recommends:

1. Approval of the proposal to add on to the multi-purpose building, as presented.
2. Issuance of a Certificate of Appropriateness for the proposed addition.
3. The owner or authorized representative shall secure all necessary permits for construction authorized by the Certificate of Appropriateness, prior to the start of any construction.


Gayle M. Malmquist
Community Development Department



Nielsen, Mayne Architecture

January 16, 2006

Saint Peter's Catholic Church
Office Addition
1 Bluff Street, Council Bluffs, Iowa

Ms. Gayle Malmquist
Development Services Coordinator
City of Council Bluffs
Historic Preservation Commission

Dear Gayle,

Since Saint Peter's Catholic Church is designated on the National Register for Historic Places we respectfully submit, for your review our intent to add a 1,400 square foot addition to the existing Social Hall located on the same site, south of the existing church. The new office addition is designed to house 3 offices, a work room and conference room all used for the church's business. The existing offices currently inside the existing Rectory will be relocated allowing the Rectory to be maintained strictly as the Priest Residence.

The exterior of the Office addition will be constructed of the same type of materials used on the Social Hall to maintain the appearance of the Social Hall and to make it as if it was part of the original building. On the north and west walls there is a low portion of brick at the base of the exterior with vinyl lap siding above. The roof will be pitched with asphalt shingles that match the existing buildings shingles. The south side of the addition will not be viewed as it is being tucked into the slope of the existing bluff and becomes a retaining wall. The areas that are exposed on the south will be constructed of the same vinyl lap siding which is consistent with the original Social Halls construction.

The addition will be sited behind the existing church and will not be easily viewed from either fronting street or from the existing neighbors. The closest property line is approximately 60 feet horizontally and about the same vertically.

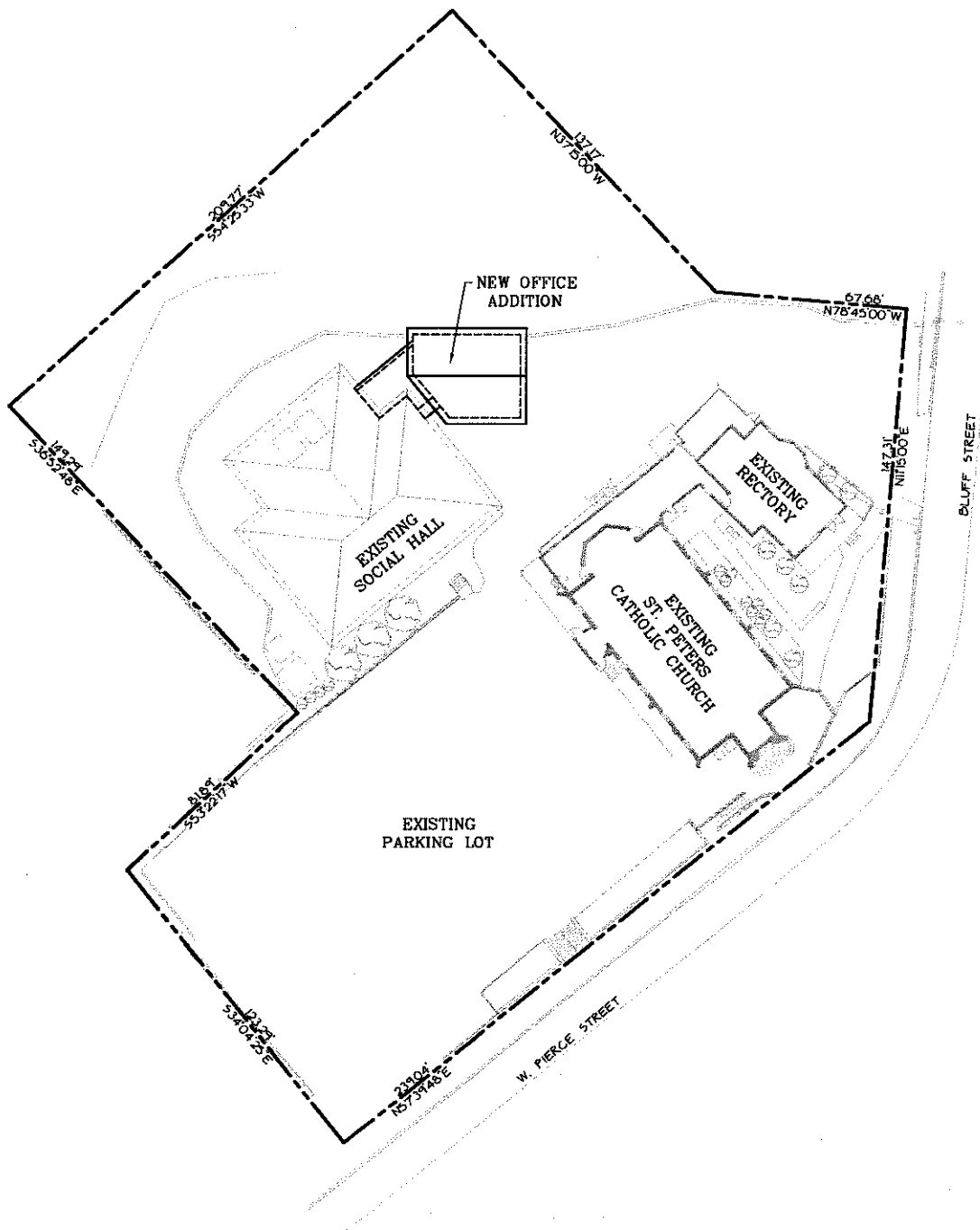
We ask that the Historic Preservation Commission review this request and grant a favorable decision to us.

Sincerely,

Nielsen, Mayne Architecture

Michael G. Mayne, AIA
Vice president

Cc: Father Kottas - Saint Peter's Catholic Church



SITE PLAN

SCALE: 1" = 40'-0"

PLATE:

C1.1

DATE:

01/12/06
NMArch NO:
0525

TITLE:

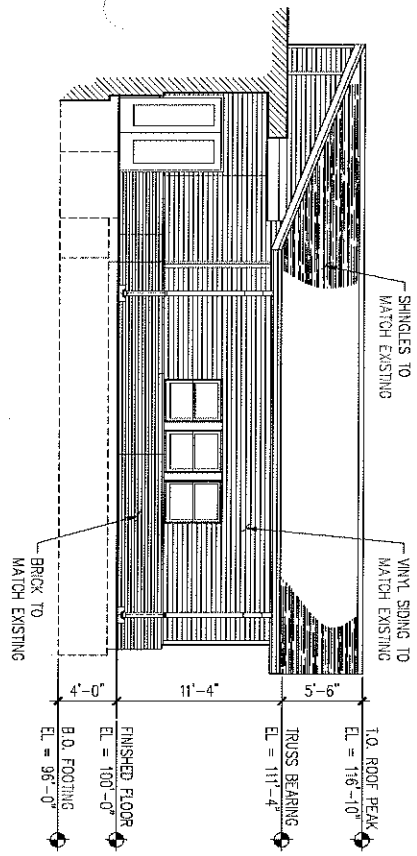
PROJECT:

SITE PLAN

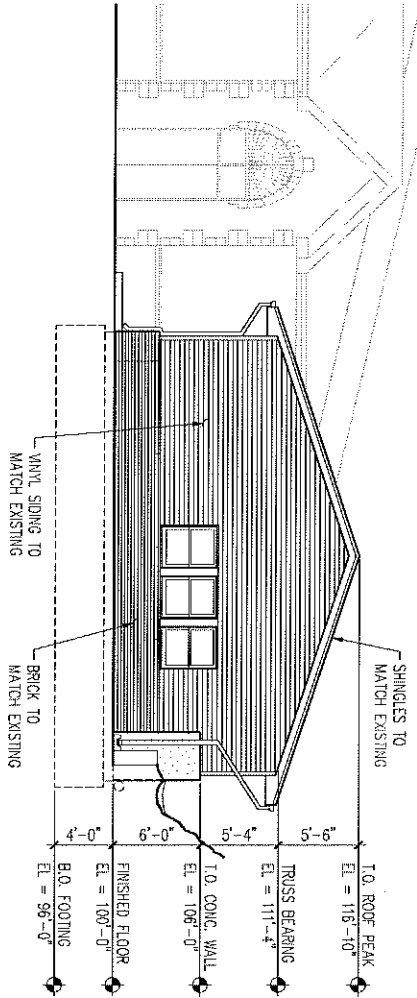
SAINT PETER'S CATHOLIC CHURCH
OFFICE ADDITION



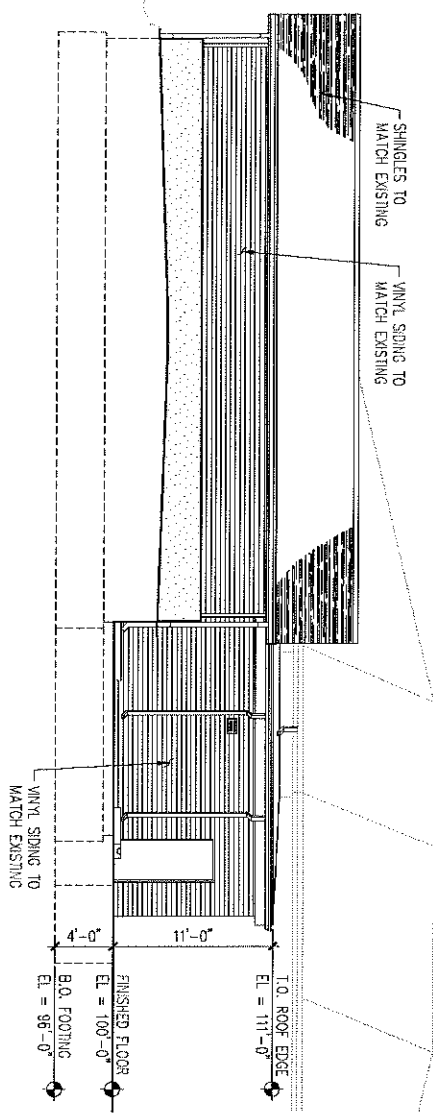
Nielsen, Mayne Architecture
1010 S. 120th Street, Suite 205, Omaha, Nebraska 68154



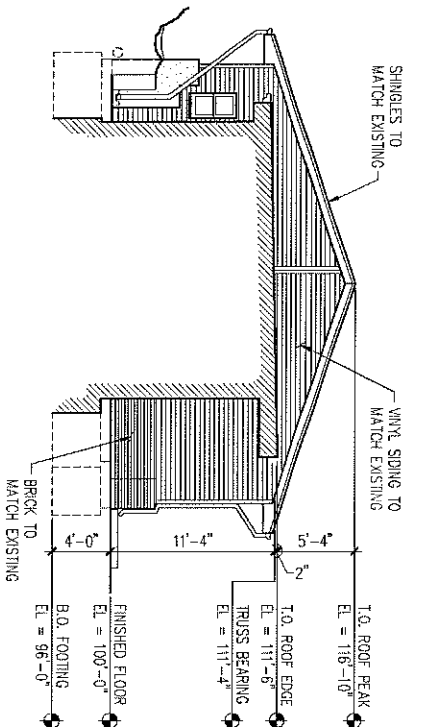
1 NORTH ELEVATION
SCALE 1/8" = 1'-0"



2 WEST ELEVATION
SCALE 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE 1/8" = 1'-0"



4 EAST ELEVATION
SCALE 1/8" = 1'-0"

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2/10/2005 10:10:10 AM
A21

EXTERIOR ELEVATIONS

**SAINT PETER'S
CATHOLIC CHURCH
OFFICE ADDITION**

1 BLUFF STREET

COUNCIL BLUFFS, IOWA

Nielsen, Mayne Architecture

1010 S. 120th Street, Suite 205, Omaha, Nebraska 68154 - 4211



REVISIONS

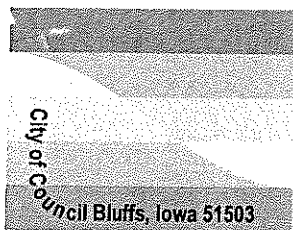
PROJECT NUMBER

DATE

JANUARY 16, 2005

SHEET NUMBER

A21



OFFICE OF:
COMMUNITY DEVELOPMENT
(712) 328-4629

March 3, 2006

Clayton Group Services, Inc.
Nancy Crow
8717 W. 110th Street, Suite 480
Overland Park, KS 66210

Dear Ms. Crow,

On March 1, 2006, the Historic Preservation Commission of the City of Council Bluffs considered the request for exterior modifications to the property located at 405 West Broadway.

The Commission found that the proposed alterations are consistent with the Secretary of the Interior's '*Standards and Guidelines for Historic Preservation*'. Please note that future changes to the exterior work as proposed will require review and approval by the Historic Preservation Commission. The Certificate of Appropriateness in no way exempts you from getting any and all applicable building and/or other permits as required by code.

Sincerely,

A handwritten signature in cursive script that reads "Rose Brown".

Rose Brown,
Urban Planner

cc: Building Division
Stinson, Morrison, Hecker, LLP – Kyle Foote

REB
Enc.

CITY OF COUNCIL BLUFFS, IOWA - 209 PEARL STREET - 51503-4270

FAX: (712) 328-4915

"An Equal Opportunity Employer"



HISTORIC PRESERVATION COMMISSION
CITY OF COUNCIL BLUFFS

CERTIFICATE of APPROPRIATENESS

CASE #HP-06-002
MARCH 1, 2006

WHEREAS, the Council Bluffs Historic Preservation Commission is authorized by City Ordinance #5148 to review alteration permit applications for any alteration, removal, demolition, construction, reconstruction, restoration, remodeling, or other material changes including the interior of any structure which clearly alters the character of the external appearance and is clearly visible from the outside of the structure on a landmark, landmark site or in a Historic District; and

WHEREAS, Clayton Group Services, Inc. requested exterior modifications including the placement of three sets of antenna array on the roof of the Bennett Building; and

WHEREAS, 405 West Broadway is a landmark entered on the National Register of Historic Places on June 8, 2001 and a locally designated landmark and;

WHEREAS, the Historic Preservation Commission met on March 1, 2006 and following public hearing, approved the following exterior modifications to 405 West Broadway:

Placement of three sets of antenna arrays on the south center, northeast corner and northwest corner of the roof of the building without screening;

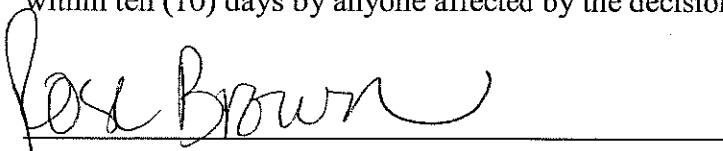
VOTE: AYE – M. Johnson, R. Johnson, Madsen and Petersen. NAY – 0; ABSTAIN – 0; ABSENT – McKeown, Murphy and Otto. Motion carried.

NOW, THEREFORE, BE IT RESOLVED,

The Historic Preservation Commission finds that the proposed exterior alterations to 405 West Broadway are consistent with the Secretary of the Interior's *Standards and Guidelines for Historic Preservation*; and

The Historic Preservation Commission approved a Certificate of Appropriateness for 405 West Broadway subject to compliance with all applicable building and safety codes.

Decisions of the Historic Preservation Commission are final, subject to appeal to the City Council within ten (10) days by anyone affected by the decision.



Rose Brown, Urban Planner
Community Development Department

TO: Historic Preservation Commission

FROM: Community Development Department

DATE: February 22, 2006

RE: CASE #HP-06-002

REQUEST: Historic preservation design review of Bennett Building at 405 West Broadway.

OWNER: 405 West Broadway LLC, -Seldin Company
13057 West Center Road, Omaha NE 68144

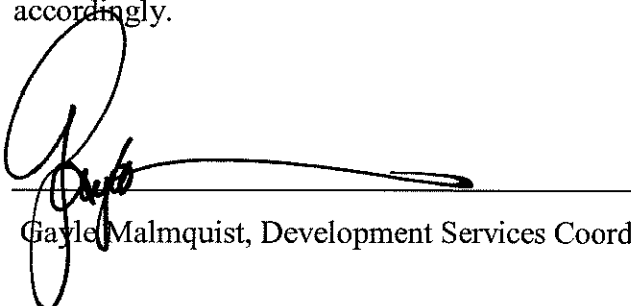
APPLICANT: Clayton Group Services, Inc.- Nancy Crow
8717 W. 110th Street, Suite 480, Overland Park, KS 66210

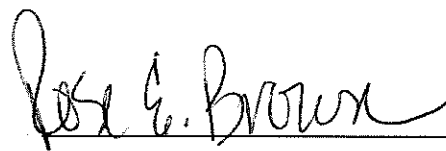
Verizon Wireless – Represented by Kyle Foote
Stinson, Morrison, Hecker, LLP
1201 Walnut, Suite 2600, Kansas City, MO 64106

BACKGROUND – Clayton Group Services, Inc. representing Verizon Wireless has filed a request for design review of exterior modifications to the Bennett Building, a local historic landmark. The request is to place antenna arrays on the roof of the building in the south center, northeast and northwest corners. The letter of intent which explains the equipment is included for your review as Attachment 'A'. Attachment 'B' shows the equipment placement on the roof and the building elevation from all four directions with the antenna placement both unscreened and screened from view. Attachment 'C' is a series of photo simulations showing the building from all directions in its current state and with the equipment in place both unscreened and screened. The applicant has provided a sample of the proposed screening material for your review at the meeting or prior to the meeting at the Community Development Department office.

REVIEW CRITERIA – The Secretary of the Interior's 'Standards for Historic Preservation' are used as the basis for reviewing requests for exterior modifications to historic landmarks. The Commission should determine if placement in the way proposed is consistent with those standards and if those standards are better respected by utilizing the proposed screening or if the antenna arrays are less obtrusive without screening.

RECOMMENDATION – The Historic Preservation Commission should review the proposal and determine if the proposed placement is consistent with the Secretary of the Interior's Standards for Historic Preservation. The Commission should take action and direct staff accordingly.


Gayle Malmquist, Development Services Coordinator


Rose E. Brown, Urban Planner



original
file

January 12, 2006

Ms. Rose Schroder
City of Council Bluffs
Community Development
209 Pearl Street
Council Bluffs, Iowa 51503

Clayton Project No. 78-05114.00

Subject: Verizon Wireless Letter of Intent

Dear Ms. Schroder:

On behalf of our client, Verizon Wireless, Clayton Group Services, Inc. (Clayton) is pleased to present this letter of intent to place telecommunications equipment atop the Bennett Building, located at 405 West Broadway, Council Bluffs, Iowa.

Verizon has proposed the following two possible construction scenarios:

Unscreened Placement

In this scenario, Verizon would install three antenna arrays on the south center, northeast corner, and northwest corner of the roof of the building. The antennas proposed would be six foot tall, six inch wide antennas colored to match the brick. The roof mount is a steel support structure. The cabling for the antennas would run via cables trays along the roof surface, down and existing chimney to the equipment panel to be installed in the basement.

Screened Placement

This scenario would use the same equipment and construction as mentioned above. In addition, screens designed to simulate brick penthouses would be constructed around the antenna emplacements.

For your review, we have included construction drawings, photosimulations and a sample of the screening material.

Clayton Group Services, Inc.

A Bureau Veritas Company
8717 W. 110th Street, Suite 480
Overland Park, KS 66210

Main: (913) 451-3600

ATTACHMENT A



We appreciate the opportunity to be of service. If you have any questions, please contact me at 913.451.3600, or via email at peter.haxton@us.bureauveritas.com.

Sincerely,

Peter Haxton
Project Manager
Occupational Health & Safety

Enclosures

Clayton Group Services, Inc.

A Bureau Veritas Company

8717 W. 110th Street, Suite 480

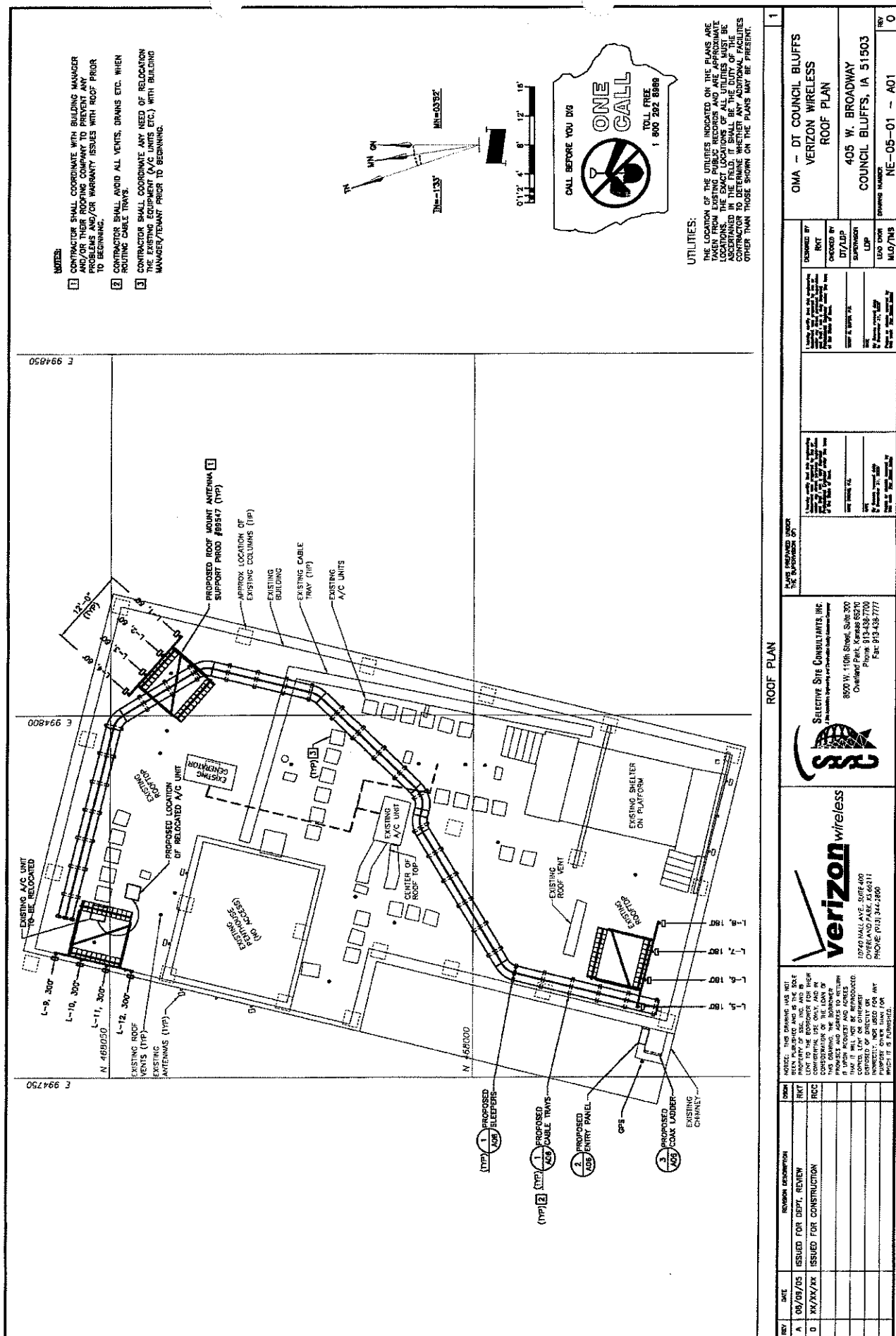
Overland Park, KS 66210

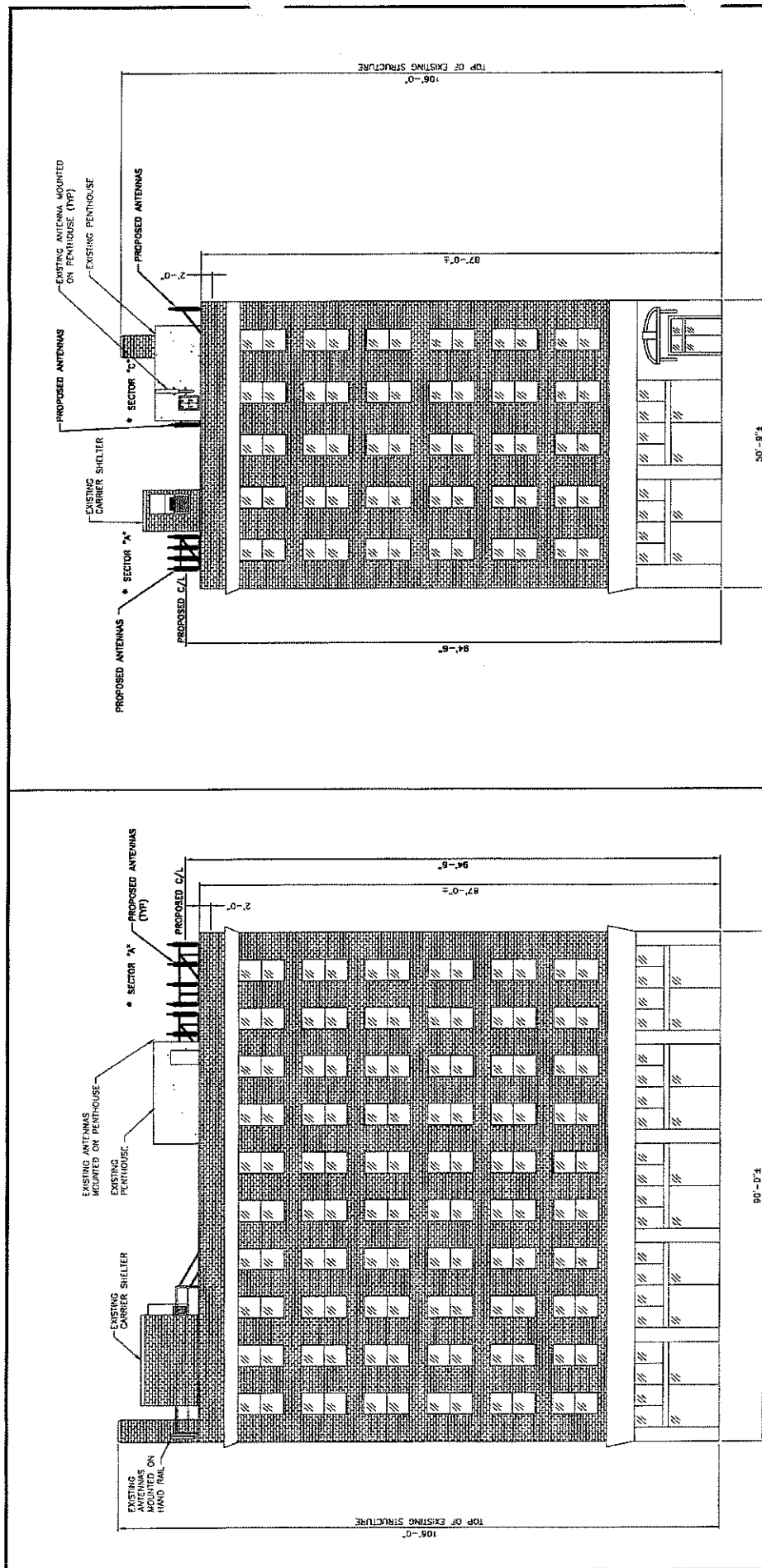
Main: (913) 451-3600

Fax: (913) 451-3937

www.us.bureauveritas.com

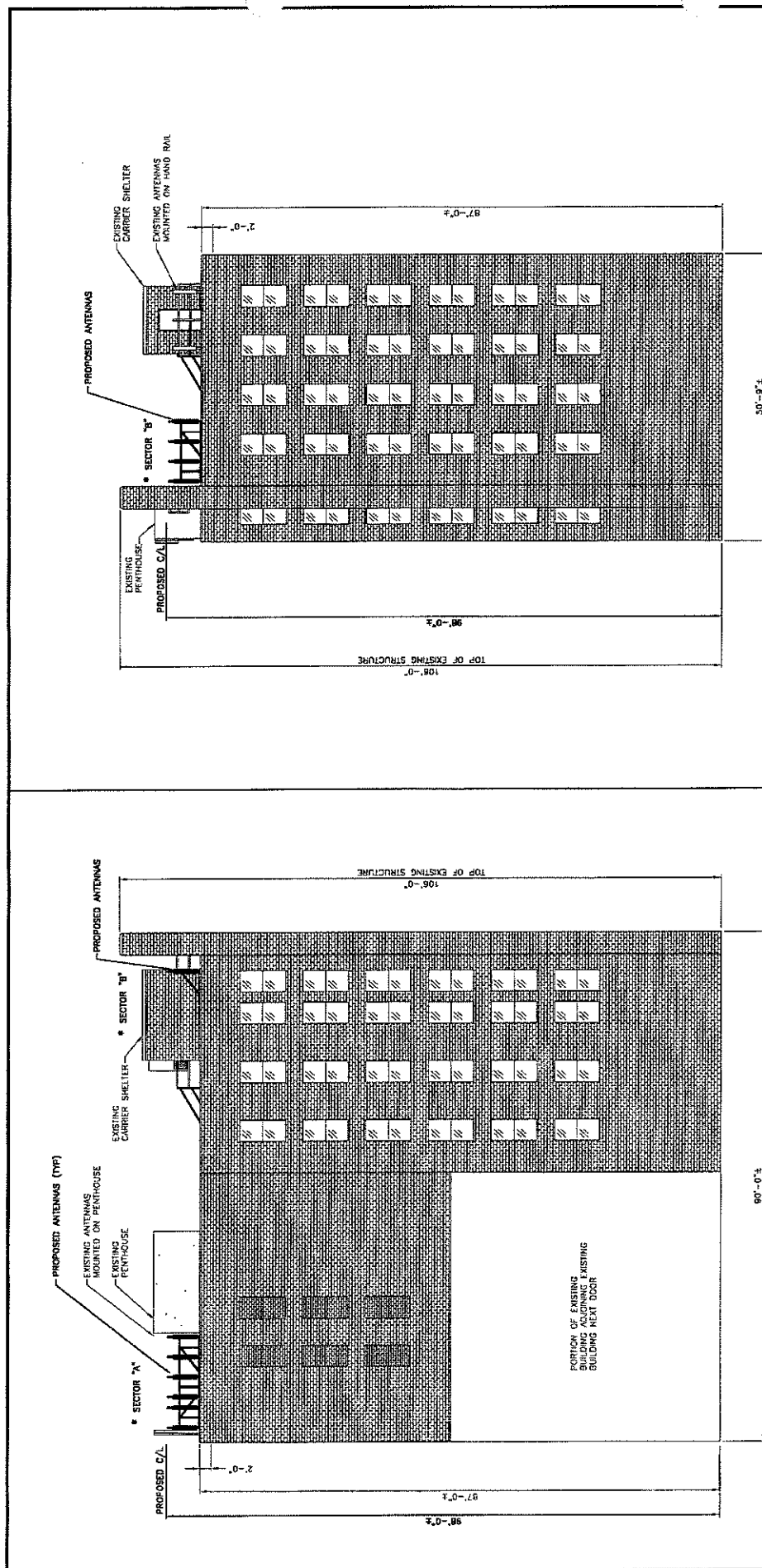
HP-06-002



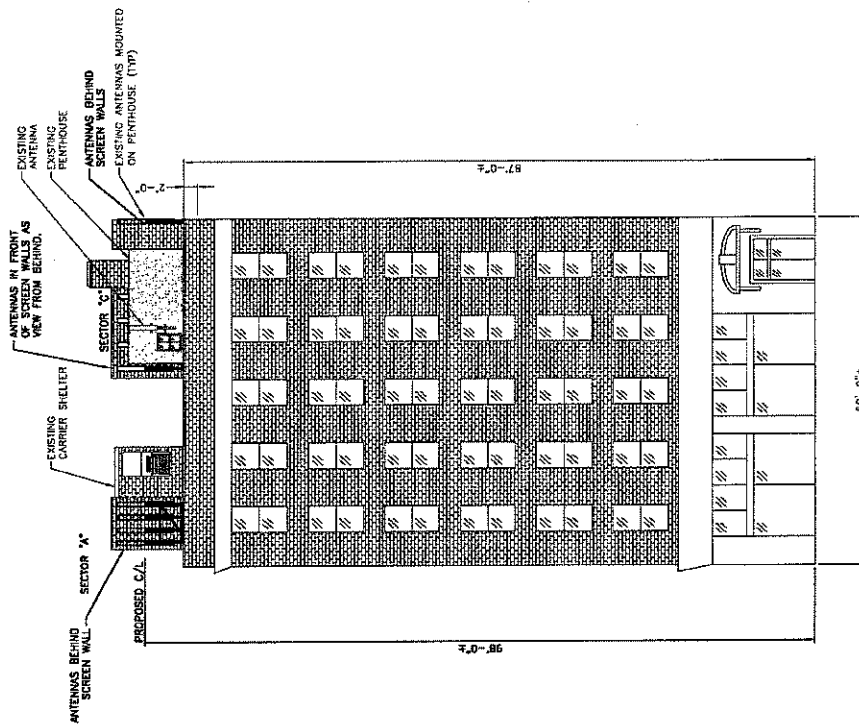


* ALLOW FOR AT LEAST 4 DEGREES MECHANICAL TILT

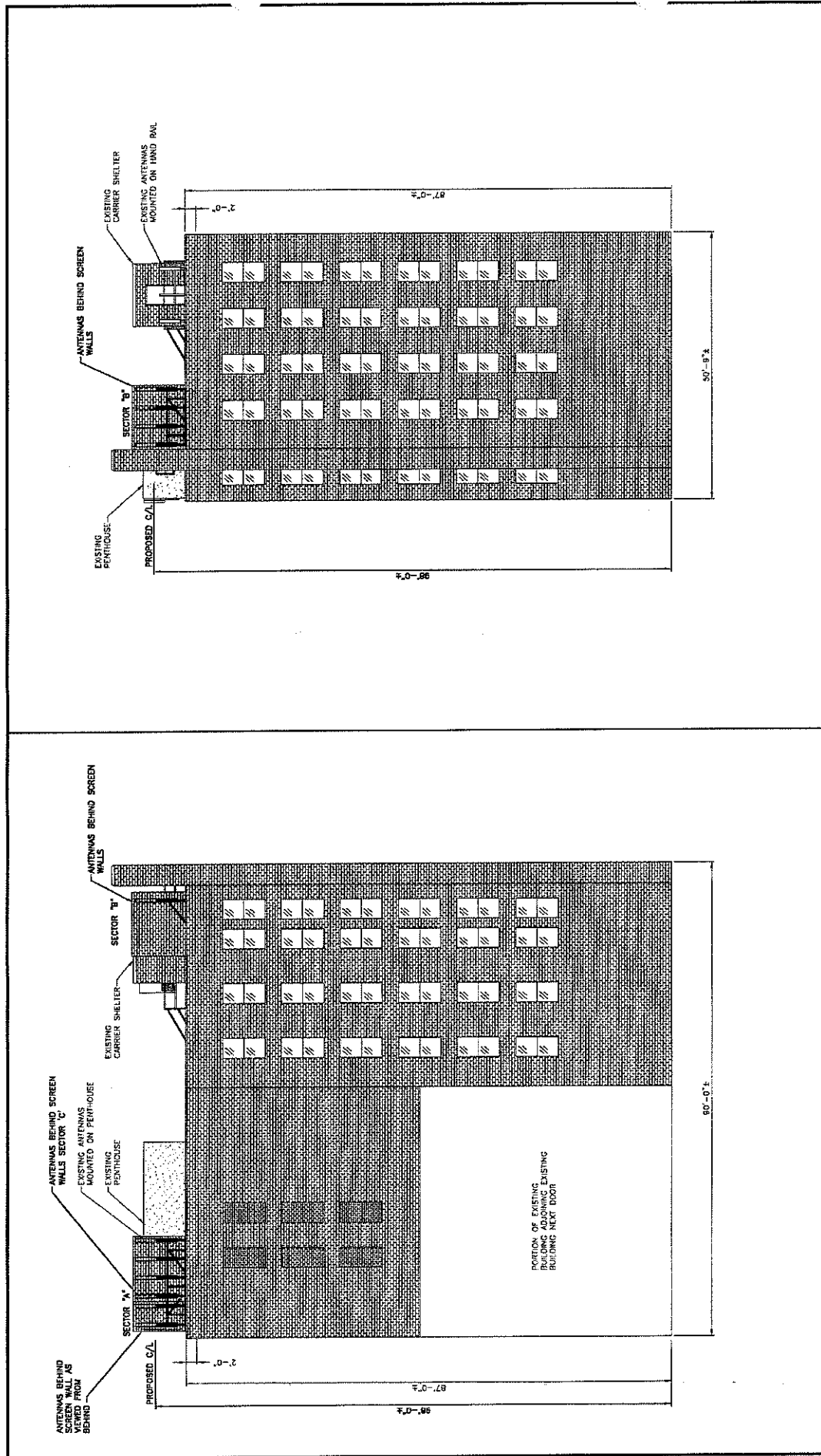
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* ALLOW FOR AT LEAST 4 DEGREES MECHANICAL TILT

[illegible]

SCREENED



WEST ELEVATION		SOUTH ELEVATION	
REV	DATE	DESIGN	REVISION DESCRIPTION
A	08/09/05	ISSUED FOR DEFT. REVIEW	
		DESIGNED BY	DT/LDP
		CHECKED BY	LDP
		LEAD ENGINEER	MLO/MS
		DATE	08/09/05
		PROJECT	DT COUNCIL BLUFFS
		LOCATION	VERIZON WIRELESS
		ADDRESS	405 W. BROADWAY
		CITY	COUNCIL BLUFFS, IA 51503
		STATE	IA
		COUNTRY	USA
		PROJECT NUMBER	NE-05-01 - A04
		REV	A

SCREENED

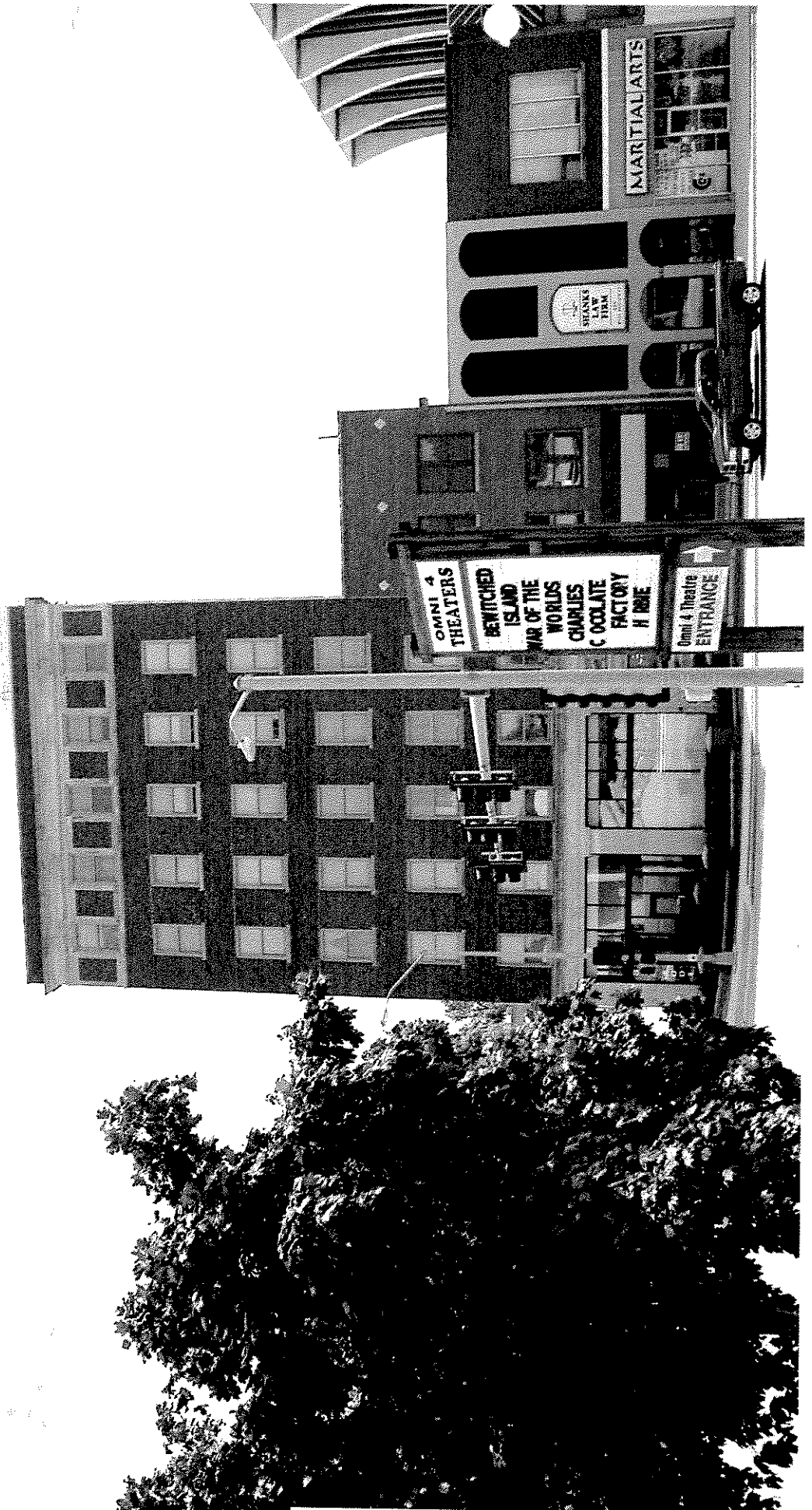


verizon wireless

Site: NE0801
DT Council Bluffs
Council Bluffs, Iowa

SELECTIVE SITE CONSULTANTS, INC.

1725 13th Street, Suite 200, Council Bluffs, Iowa 52801-3531, USA, 712.326.7500



ATTACHMENT C



verizon
business

Site: NE0301

DT Council Bluffs Iowa

Council Bluffs Iowa

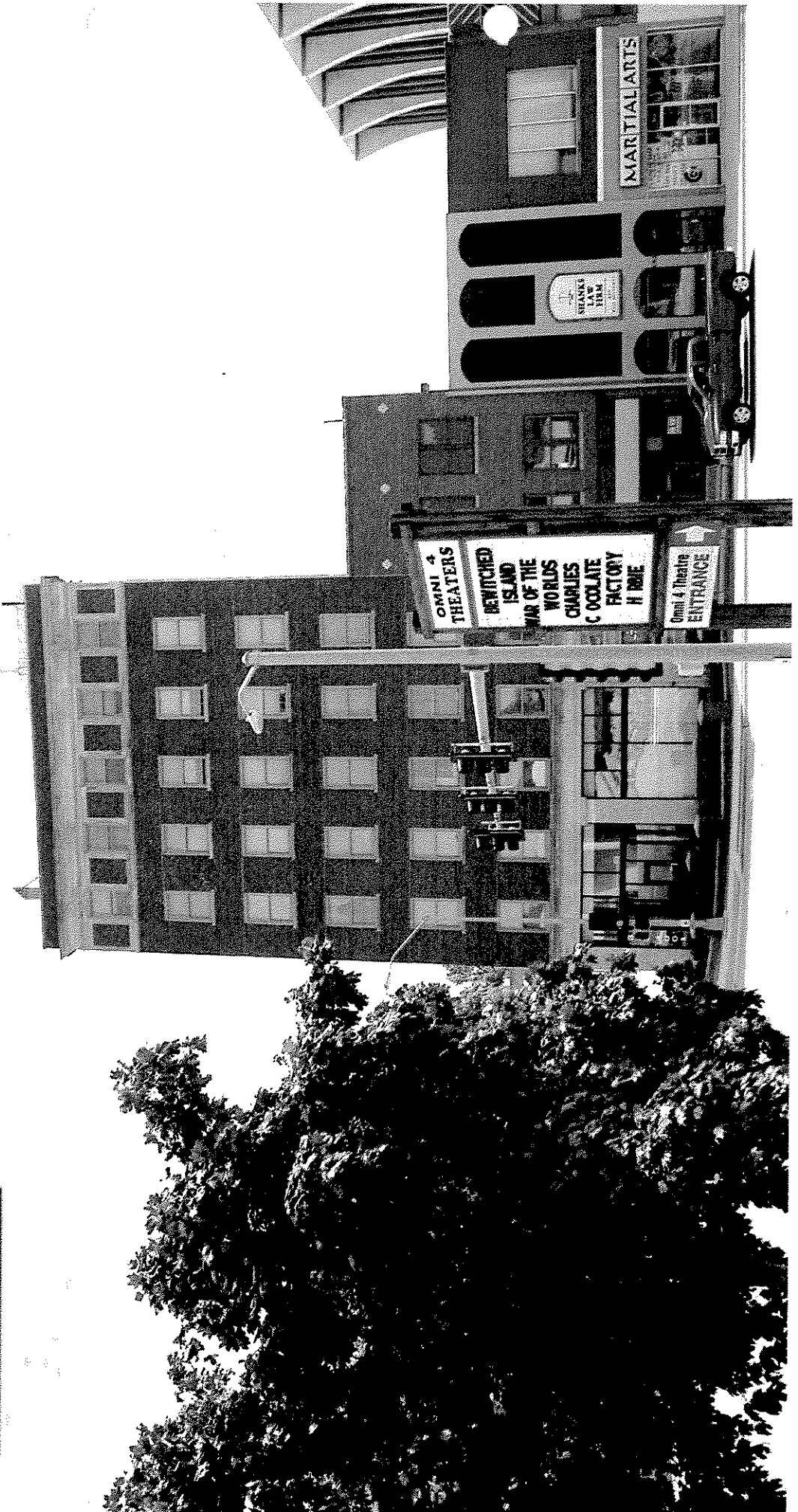
SELECTIVE SITE CONSULTANTS, INC.

1000 North 10th Street, Suite 100, Council Bluffs, Iowa 51501-1010

Phone: 712/325-1234 Fax: 712/325-1235 Email: info@selectivesite.com

Website: www.selectivesite.com

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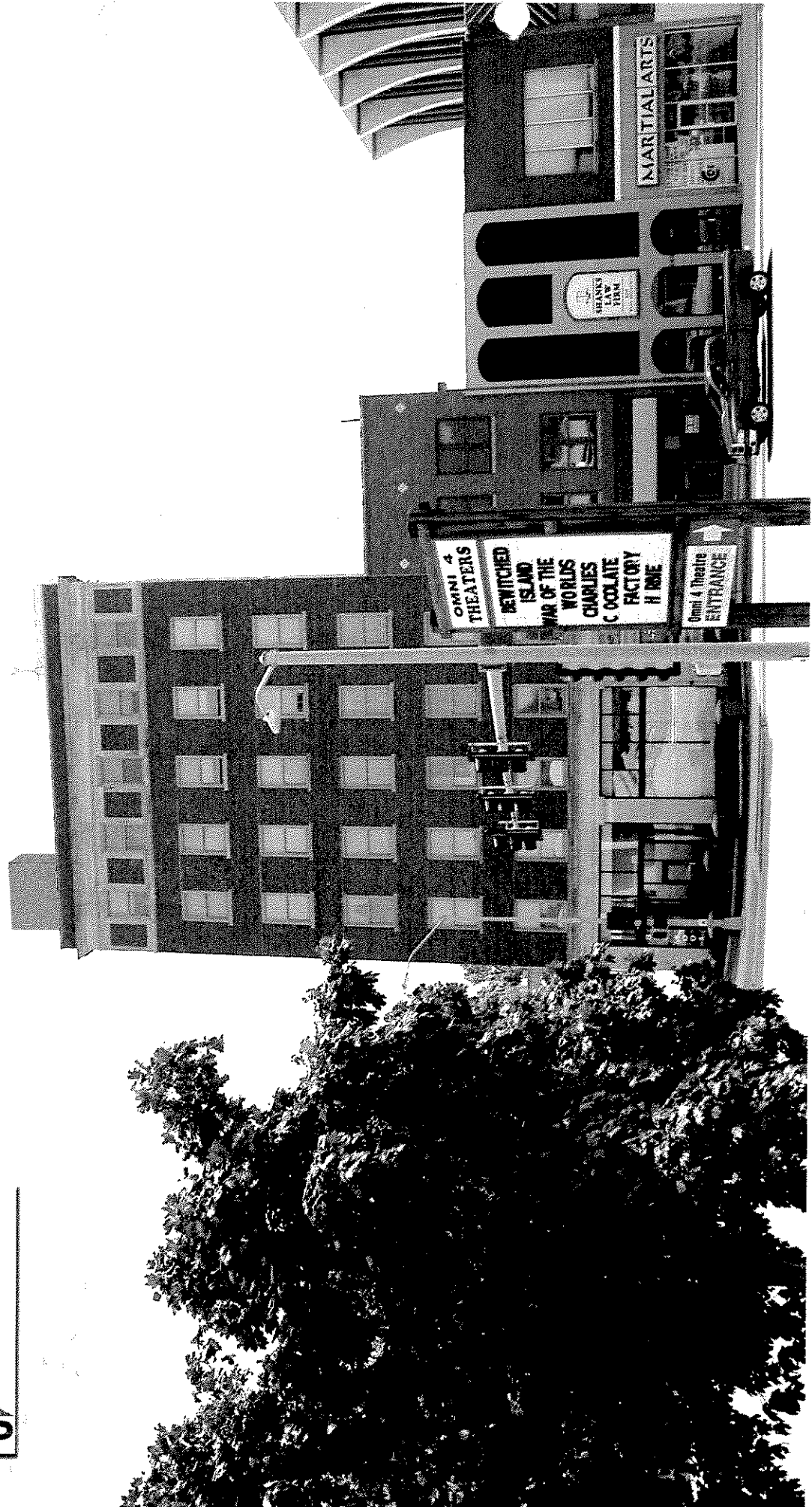



verizon
wireless

Site: NE0601
OT Council Bluffs
Council Bluffs, Iowa


SELECTIVE SITE CONSULTANTS, INC.

1000 West 10th Street, Suite 100, Council Bluffs, Iowa 51501
Phone: 712.326.1111 Fax: 712.326.1112





verizon wireless
Site: NE0501
DT Council Bluffs
Council Bluffs, Iowa



SELECTIVE SITE CONSULTANTS, INC.
1001 10th Street, Suite 300, Council Bluffs, Iowa 52801-1111
Phone: 712-326-1111 Fax: 712-326-1112





verizon wireless
Site: NE0501
DT Council Bluffs
Council Bluffs, Iowa

SELECTIVE SITE CONSULTANTS, INC.

1000 West 10th Street, Suite 200, Council Bluffs, Iowa 51501
Phone: 712.326.1111 Fax: 712.326.1112





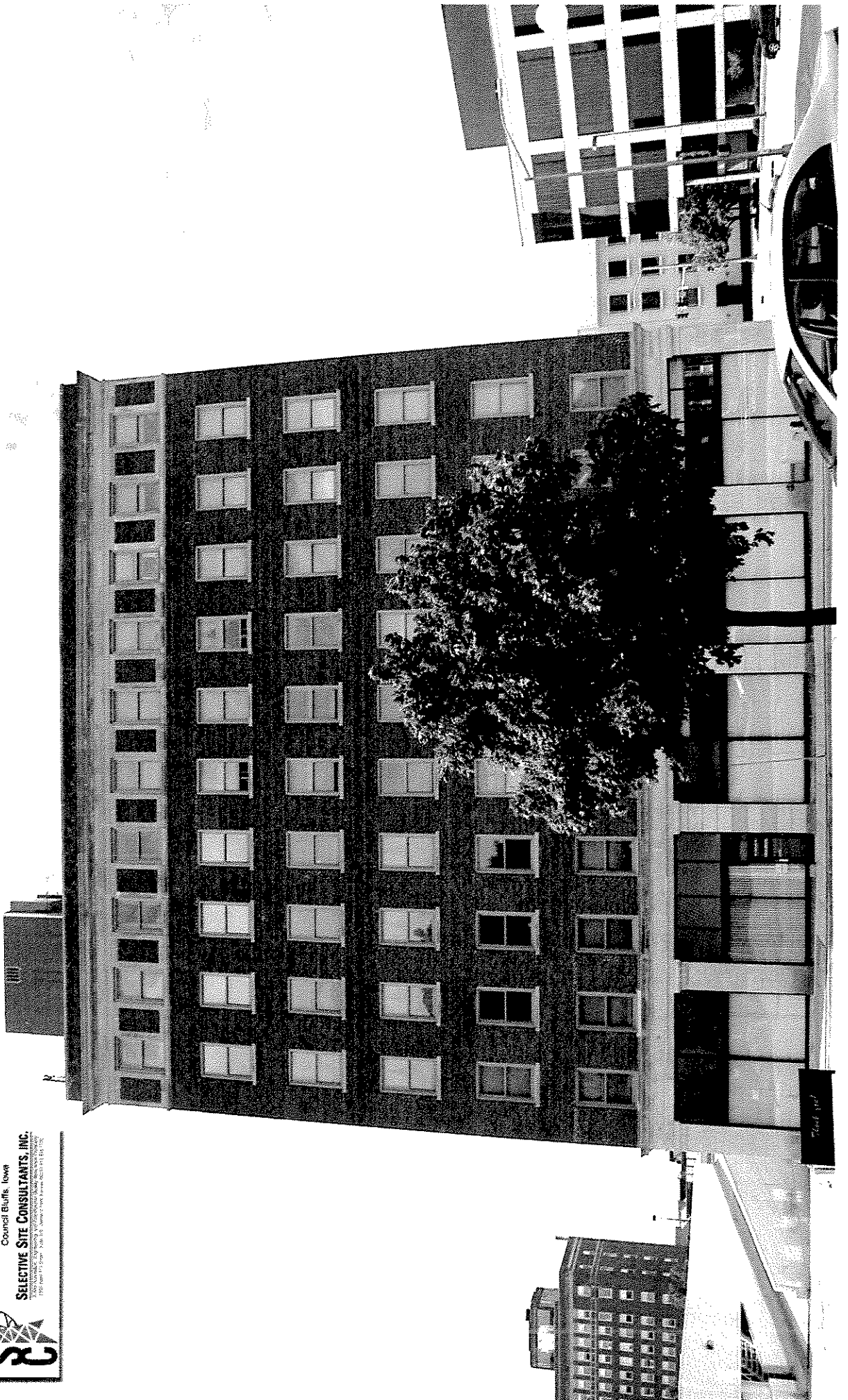
verizon wireless

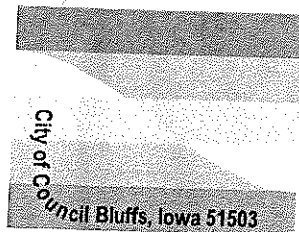
Site: NE0001

DT Council Bluffs, Iowa

SELECTIVE SITE CONSULTANTS, INC.

1000 North 10th Street, Suite 100, Council Bluffs, IA 51503





OFFICE OF:
COMMUNITY DEVELOPMENT
(712) 328-4629

March 3, 2006

Scott Strait
108 West Broadway
Council Bluffs, IA 51503

Dear Mr. Strait,

On March 1, 2006, the Historic Preservation Commission of the City of Council Bluffs considered the request for exterior modifications to the property located at 108 West Broadway.

The Commission found that the proposed alterations are consistent with the Secretary of the Interior's 'Standards and Guidelines for Historic Preservation'. Please note that future requests for signage or changes to the exterior work as proposed will require review and approval by the Historic Preservation Commission. The Certificate of Appropriateness in no way exempts you from getting any and all applicable building and sign permits as required by code.

Sincerely,

A handwritten signature in cursive script that reads "Rose Brown".

Rose Brown,
Urban Planner

cc: Building Division

REB
Enc.

CITY OF COUNCIL BLUFFS, IOWA - 209 PEARL STREET - 51503-4270
FAX: (712) 328-4915

"An Equal Opportunity Employer"



TO: Historic Preservation Commission

FROM: Community Development Department

DATE: February 22, 2006

RE: CASE #HP-06-003

REQUEST: Historic preservation design review in the 100 Block of West Broadway Historic District at 108 West Broadway.

APPLICANT: Scott Strait
108 West Broadway, Council Bluffs, IA 51503

BACKGROUND – Scott Strait purchased the building at 108 West Broadway, previously owned by Roger and Barbara Johnsen and operated as ‘Thrivent Financial for Lutherans’. The applicant operates an attorney’s office at the property and placed a sign identifying his use on the front façade of the building. The applicant was made aware that the building is located in the 100 Block of West Broadway Historic District, and that Historic Preservation Commission is required to review and approve all proposed exterior modifications, including signage. Following notification by City staff the applicant has submitted the request for alteration and a Certificate of Appropriateness.

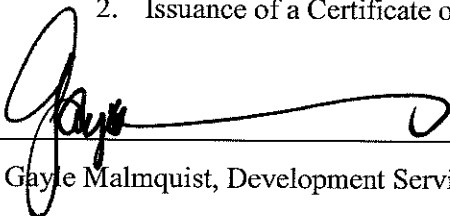
The Historic Preservation Commission reviewed and approved the previous ‘Thrivent Financial for Lutheran’s’ sign on March 6, 2003. That applicant’s request includes re-facing the existing sign as is currently installed and replacing peeling paint. The sign is blue with white lettering and a black ‘scales of justice’ outlined in white (See Attachment ‘A’). The text font is ‘Garamond’. The applicant proposes to repaint the existing white trim at the top of the façade and replace the peeling gray paint surrounding the sign with white paint. No additional areas will be painted or otherwise altered.

The building at 108 W. Broadway was built between 1916 and 1928. Because the structure has been altered with the application of a stone veneer façade and modern windows and doors, it is considered non-contributing to the historical integrity of the District. According the District’s nomination application, ‘if the veneer is ever removed and the original components are uncovered, then the building should be re-evaluated’. The applicant does not intend to change the façade of the building.

REVIEW CRITERIA – The Secretary of the Interior’s ‘Standards for Historic Preservation’ are used as the basis for reviewing requests for exterior modifications to buildings in this historic district. See Attachment ‘A’. The size and location of the new sign will remain the same. Only the sign face will be replaced to identify the current occupant. The sign adequately identifies the occupant of the building without intruding upon the façade.

RECOMMENDATION – The proposed exterior modification at 108 West Broadway is consistent with the spirit and intent of the Secretary of Interior’s ‘Standards for Rehabilitation’. The Community Development Department recommends:

1. Approval of the exterior modification at 108 West Broadway, as presented.
2. Issuance of a Certificate of Appropriateness to allow the replacement sign.



Gayle Malmquist, Development Services Coordinator

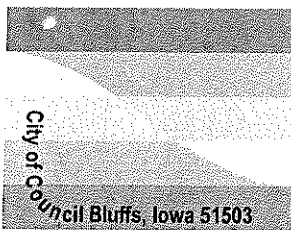


Rose E. Brown, Urban Planner

The Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.





OFFICE OF:
COMMUNITY DEVELOPMENT
(712) 328-4629

March 3, 2006

Jim Royer
'J' Development
500 South 18th Street
Omaha, NE 68102

Dear Mr. Royer,

On March 1, 2006, the Historic Preservation Commission of the City of Council Bluffs considered the request for exterior modifications to the property located at 128 West Broadway.

The Commission found that the proposed alterations are consistent with the Secretary of the Interior's '*Standards and Guidelines for Historic Preservation*'. Please note that future requests for signage or changes to the exterior work as proposed will require review and approval by the Historic Preservation Commission. The Certificate of Appropriateness in no way exempts you from getting any and all applicable building and sign permits as required by code.

Sincerely,

Rose Brown,
Urban Planner

cc: Building Division
Scalan Limited Liability Co
Alley Poyner Architecture

REB
Enc.

CITY OF COUNCIL BLUFFS, IOWA - 209 PEARL STREET - 51503-4270

FAX: (712) 328-4915

"An Equal Opportunity Employer"



HISTORIC PRESERVATION COMMISSION
CITY OF COUNCIL BLUFFS

CERTIFICATE of APPROPRIATENESS

CASE #HP-06-004
MARCH 1, 2006

WHEREAS, the Council Bluffs Historic Preservation Commission is authorized by City Ordinance #5148 to review alteration permit applications for any alteration, removal, demolition, construction, reconstruction, restoration, remodeling, or other material changes including the interior of any structure which clearly alters the character of the external appearance and is clearly visible from the outside of the structure on a landmark, landmark site or in a Historic District; and

WHEREAS, 'J' Development Corporation requested exterior modifications including:

- 1) Removal of the single story addition on the rear the building;
- 2) Installation of the upper story rear windows, lower story windows, installation of two doors on the lower level, installation of iron bars on the lower level windows, planting grass and installing asphalt parking in the rear where the building addition will be removed.

WHEREAS, 128 West Broadway is located within the 100 Block of West Broadway Historic District which was entered on the National Register of Historic Places on May 9, 2002; and

WHEREAS, the Historic Preservation Commission met on March 1, 2006 and following public hearing, approved the following exterior modifications to 128 West Broadway:

Removal of the single story rear addition; replacement of the upper story windows; replacement of one lower story window and two lower story doors; placement of iron bars on the lower level doors and windows; repair of the rear façade brick as needed; planting grass and installing asphalt parking in the rear where the building addition will be removed, all consistent with the exhibits as maintained in the above described case file; and

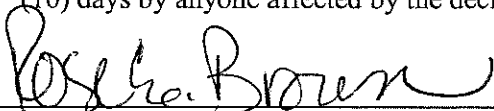
VOTE: AYE – M. Johnson, R. Johnson, Madsen and Petersen. NAY – 0; ABSTAIN – 0; ABSENT – McKeown, Murphy and Otto. Motion carried.

NOW, THEREFORE, BE IT RESOLVED,

The Historic Preservation Commission finds that the proposed exterior alterations to 108 West Broadway are consistent with the Secretary of the Interior's *Standards and Guidelines for Historic Preservation*; and

The Historic Preservation Commission approved a Certificate of Appropriateness for 128 West Broadway subject to compliance with all applicable building and safety codes.

Decisions of the Historic Preservation Commission are final, subject to appeal to the City Council within ten (10) days by anyone affected by the decision.



Rose Brown, Urban Planner
Community Development Department

TO: Historic Preservation Commission

FROM: Community Development Department

DATE: February 22, 2006

RE: CASE #HP-06-004

REQUEST: Historic preservation design review in the 100 Block of West Broadway Historic District at 128 West Broadway.

OWNER: Scalan Limited Liability Co.
P.O. Box 1546, Council Bluffs, IA 51502

APPLICANT: J Development Company – Jim Royer
500 South 18th Street, Suite 150, Omaha, NE 68102

ARCHITECT: Alley Poyner Architecture – Jennifer Honebrink
1213 Jones Street, Omaha, NE 68102

BACKGROUND – ‘J’ Development Company, representing Scalan Limited Liability Co. has made a request for exterior modification at 128 West Broadway. The applicant proposes removal of the one story rear addition. The addition is not structurally sound (the exterior wall leans nearly one foot ‘over’ the adjacent ‘passageway’). The addition currently conceals architectural details of the original building’s rear façade. Original door and window openings are visible within the addition. The project would remove the addition and replicate and/or repair the rear façade. A rendering of the proposed finished rear wall is included for your review. The door shown on the right side of the elevation would provide access to the upper level residential units. The area where the addition will be removed will be seeded and the area adjacent to the alley paved to allow for off-street parking for the residential units. Research of the Sanborn Fire Maps indicates that the addition appeared between the years of 1891 and 1928. According to the map the structure was concrete block. The applicant has included photographs of the exterior and an interior photo showing the openings on the exterior facades (Attachment A). A proposed rear elevation and site plan view are included for your review (Attachment B).

The owners will likely request approval of additional façade improvements in the future. At this time the proposal includes removal of the rear addition and modifications to the interior of the structure in order to allow the new occupants use of the building.

The applicant has requested assistance from the City’s Historic Property Rehabilitation Program for commercial properties. Because the program utilizes federal funding the request has been submitted for review to the State Historic Preservation Office in accordance Section 106 of the National Historic Preservation Act of 1966.

REVIEW CRITERIA – The Secretary of the Interior’s ‘Standards for Historic Preservation’ are used as the basis for reviewing requests for exterior modifications to buildings in this historic district. See Attachment ‘C’. The following criteria are most applicable to the requested modification:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The proposed use of the building will not negatively impact the historic resource.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The window and door openings have been covered over time. The applicant will replicate as closely as is possible the windows, transoms and doors with current materials, including clad windows. The openings of the first story are visible from the inside of the addition to be removed. No care was taken when the addition was added to preserve the materials.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

It is not believed that the addition has acquired historic significance over time. The Sanborn Maps indicate that the addition was concrete block. Over the years attempted maintenance has resulted in materials being applied over the cement block. The research compiled as part of the National Register of Historic Nomination does not attribute any significance to the addition. The site inventory form related to the property is included as Attachment B.


6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The windows and doors shall be replicated as closely as is possible with photographic documentation from the area during the period. The bars on the first story shall be allowed only if fastened to the façade in such a way that their removal will not cause further damage to the exterior surface.

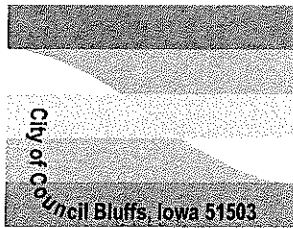
RECOMMENDATION – The proposed exterior modification at 128 West Broadway is consistent with the spirit and intent of the Secretary of Interior's 'Standards for Rehabilitation'. The Community Development Department recommends:

1. Approval of the exterior modifications at 128 West Broadway, as presented.
2. Issuance of a Certificate of Appropriateness to allow the modifications.

Gayle Malmquist, Development Services Coordinator



Rose E. Brown, Urban Planner



OFFICE OF:
COMMUNITY DEVELOPMENT
(712) 328-4629

March 6, 2006

Matt Johnson
418 Mt. Vernon Street
Council Bluffs, IA 51503

Nicole Roberts
210 Wildwood Drive
Council Bluffs, IA 51503

Dear Matt and Nicole,

On March 1, 2006, the Historic Preservation Commission of the City of Council Bluffs considered the request for exterior modifications to the properties located at 110-114 West Broadway.

The Commission found that the proposed alterations are consistent with the Secretary of the Interior's '*Standards and Guidelines for Historic Preservation*'. Please note that future requests for signage or changes to the exterior work as proposed will require review and approval by the Historic Preservation Commission. The Certificate of Appropriateness in no way exempts you from getting any and all applicable building and sign permits as required by code.

Sincerely,

Rose Brown,
Urban Planner

cc: Building Division

REB
Enc.

CITY OF COUNCIL BLUFFS, IOWA - 209 PEARL STREET - 51503-4270

FAX: (712) 328-4915

"An 'Equal Opportunity Employer'"



HISTORIC PRESERVATION COMMISSION
CITY OF COUNCIL BLUFFS

CERTIFICATE of APPROPRIATENESS

CASE #HP-06-005
MARCH 1, 2006

WHEREAS, the Council Bluffs Historic Preservation Commission is authorized by City Ordinance #5148 to review alteration permit applications for any alteration, removal, demolition, construction, reconstruction, restoration, remodeling, or other material changes including the interior of any structure which clearly alters the character of the external appearance and is clearly visible from the outside of the structure on a landmark, landmark site or in a Historic District; and

WHEREAS, Matt Johnson requested exterior modifications to property at 112 and 114 West Broadway including:

1. 112 West Broadway:

- a) Removal of the existing store front and replacement with multi-pane windows (with working transoms) and door made of wood or wood appearing material;
- b) Removal of the existing metal awning and replacement with a black and white striped retractable canvas awning including the current Barley's logo. The void under the removed metal awning shall be framed with wood panels and painted and trimmed to match the lower kick plates and shall be black. Signage may be located in the space in an antiqued metallic lettering utilizing the same font and logo as the current Barley's logo;
- c) Removal of the projecting sign. Signage will be traditionally placed on the awning and in the transom area using the current Barley's logo. The maximum sign area shall be as allowed by §15.33 Signs of the Municipal Code; addressing and business identification shall be allowed on the transom window in a small area.

2. 114 West Broadway:

Trim the upper story windows in the same color as the lower windows and paint the door black.

WHEREAS, 112 and 114 West Broadway are located within the 100 Block of West Broadway Historic District which was entered on the National Register of Historic Places on May 9, 2002; and

WHEREAS, the Historic Preservation Commission met on March 1, 2006 and following public hearing, approved the above listed exterior modifications to 112-114 West Broadway; and

VOTE: AYE – R. Johnson, Madsen and Petersen. NAY – 0; ABSTAIN –M. Johnson; ABSENT – McKeown, Murphy and Otto. Motion carried.

WHEREAS, Nicole Roberts requested exterior modifications to property at 110 West Broadway including:

3. 110 West Broadway:

- a. Remove windows, door and rock face covering;
- b. Replace store front with multi-paned windows with concrete keystone window details above and below;
- c. Install shed style awnings of a complementary color (deep red, off white, deep green) to be added to both windows;
- d. Add the same keystone detail to the top of the building façade;
- e. Repair underlying brick, if brick is beyond repair new brick will be installed that coordinates with surrounding buildings;

- f. Replace the existing door with a wood or wood-appearing door with upper glass panes and a lower panel design;
- g. Install a projecting sign made of wrought iron using the current company logo. The maximum sign area shall be as allowed by §15.33 Signs of the Municipal Code. Other possible sign locations are on the awnings or on the backside of a pull down shade on the door;

WHEREAS, The placement of planters and a bench, as shown, shall be subject to issuance of a License to Occupy Public Property by the Public Works Department;

WHEREAS, 110 West Broadway is located within the 100 Block of West Broadway Historic District which was entered on the National Register of Historic Places on May 9, 2002; and

WHEREAS, the Historic Preservation Commission met on March 1, 2006 and following public hearing, approved the above listed exterior modifications to 110 West Broadway; and

VOTE: AYE – R. Johnson, Madsen and Petersen. NAY – 0; ABSTAIN –M. Johnson; ABSENT – McKeown, Murphy and Otto. Motion carried.

NOW, THEREFORE, BE IT RESOLVED,

The Historic Preservation Commission finds that the proposed exterior alterations to 110-114 West Broadway are consistent with the Secretary of the Interior's *Standards and Guidelines for Historic Preservation*; and

The Historic Preservation Commission approved a Certificate of Appropriateness for 110-114 West Broadway subject to compliance with all applicable building and safety codes.

Decisions of the Historic Preservation Commission are final, subject to appeal to the City Council within ten (10) days by anyone affected by the decision.



Rose Brown, Urban Planner
Community Development Department

TO: Historic Preservation Commission

FROM: Community Development Department

DATE: February 22, 2006

RE: CASE #HP-06-005

REQUEST: Historic preservation design review of 110-114 West Broadway

APPLICANTS: Matt Johnson, 114 West Broadway, Council Bluffs, IA 51503
Nicole Roberts, 110 West Broadway, Council Bluffs, IA 51503

BACKGROUND – Matt Johnson currently owns, or has a legal interest, in 112-114 West Broadway doing business as ‘Barleys’ and the former ‘Smith Office Supply’. Nicole Roberts owns 110 West Broadway doing business as ‘Creative Edge Hair Salon’. Attachment ‘A’ shows a proposed rendering for the three fronts. A color copy is maintained in the file. Attachment ‘B’ shows a proposed elevation for changes to 112 West Broadway (former Smith Office Supply) and Attachment ‘C’ shows a proposed elevation for changes to 110 West Broadway (Creative Edge Hair Salon). Current photographs of the streetscape are included as Attachment ‘D’.

REQUEST – The following are the proposed changes by address:

114 West Broadway- Barley’s (contributing structure): Paint the upper windows to match the lower window area trim.

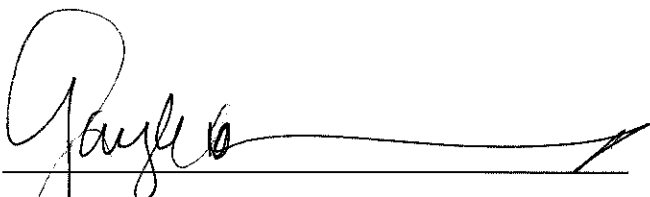
112 West Broadway- Barley’s Too (contributing structure): Removal of the windows, door, projecting sign and metal awning. Replacement with multi-pane windows (with working transoms) and door made of wood or wood appearing material. Add a retractable awning across front façade in fade resistant black or black and off-white striped fabric. Signage will be traditionally placed on the awning and will use the current Barley’s logo.

110 West Broadway- Creative Edge Hair Salon (noncontributing structure): Remove windows, door and rock face covering. Add multi-paned windows with concrete keystone window details above and below. Shed style awnings of a complimentary color (deep red, off white, deep green) to be added to both windows. The same keystone detail will be added to the top of the building façade. Repair underlying brick. If brick is beyond repair install new brick which coordinates with surrounding buildings. Replace the existing door with a wood or wood-appearing door with upper glass panes and a lower panel design. A projecting sign made of wrought iron using the current logo is proposed. Other possible sign locations are on the awnings or on the backside of a pull down shade on the door.

The applicants propose the addition of planters and a bench in front of the buildings. In addition to approval by the Historic Preservation Commission issuance of a License to Occupy Public Property by the Public Works Department is required.

REVIEW CRITERIA – The Secretary of the Interior’s ‘Standards for Historic Preservation’ are used as the basis for reviewing requests for exterior modifications to historic landmarks and landmark districts. The proposed work should be evaluated in the context of the standards.

RECOMMENDATION – City staff finds the proposed work to be generally consistent with the Secretary of the Interior’s Standards for Historic Preservation and recommends approval of the proposed alteration and issuance of a Certificate of Appropriateness for 110-114 West Broadway in the 100 Block of West Broadway Historic District.



Gayle Malmquist, Development Services Coordinator



Rose E. Brown, Urban Planner

Barley's, Barley's Too and Creative Edge Hair Salon are all in buildings with the potential to have impact on the overall historical feel of downtown Council Bluffs. Barley's has already begun the process of restoring its building back to its original look by exposing the original brick, painting the exterior windows and trim to a historic color and added an awning over the front entrance. Additionally we would propose the removal of signage that is located in the upper portion of the building that is not in keeping with the historical feel we would like to achieve. The windows in the upper area as well as the front door will be painted in appropriate historic colors to complete its facade.

Barley's Too will require the removal of existing windows, front door and metal awning to be replaced with items of an early 1900's feel. The windows and front door will be multi-paned wood painted or a wood looking casement to help achieve a distinctive historic character. We would like to explore options for the window materials that will be in character but also be lower maintenance and durable.

The addition of a retractable awning across the front of the building will also add character as well as provide needed protection from the elements for patrons. The awning should also help to cut some maintenance on the windows and front door. In keeping with a historic look again the colors of this awning will be black or black and off-white striped and be made of a lower maintenance fabric that will also be fade resistant. Placement of the awning will be in accordance with codes, keeping the height above the sidewalk and projection off the building in mind.

Signage for Barley's Too will be across the new awning using the Barley's logo and coordinate with the original Barley's. We believe signage for all three buildings needs to be tasteful in respect to the historic nature of these buildings and still provide the needed advertisement for the businesses. The awnings provide the perfect place for that signage and allow using logo's that may not look historical. Any other signage on Barley's Too shall be removed.

Creative Edge Hair Salon will require the removal of existing windows and front door just as Barley's Too. The new windows shall be multi-paned to keep some continuity between the buildings but also add detail above and below the window casements to look like concrete. The keystone detail on the tops of the windows and front door will add height to this building as well as character. The detail with the keystone should also be added to the top of the building again to help create more height for the building. The existing rock facing shall be removed to expose any original brick. If the original brick is not repairable then new brick that would coordinate with the surrounding buildings and be historic in character will be selected and added. The front door will be wood painted with a glass pane on the upper portion and include a panel detail towards the bottom. We would like to explore possibilities in material for the front door to keep it lower maintenance if possible.

Awnings will also be added above the two windows on the front of Creative Edge. Colors for these awnings will be based on the colors in the brick on the building and are

yet to be determined. Off-white, deep red or deep green are all possibilities. The color of the front door will also be dependent on the brick and will coordinate with the awnings.

Signage for Creative Edge has a couple of possibilities. One being the addition of a hanging sign attached to the building above the front door with an old fashioned wrought iron. The sign itself would use the Creative Edge logo but using the other details with the way it is placed and attached will help to keep it historic looking. Other areas to add signage may include the front edge of the awnings or the backside of a pull-down shade on the door. Any existing signage shall be removed.

For the fronts of Barley and Barley's Too buildings planters shall be added to help create a more inviting and old time look. The addition of green plants and trees in front of red brick is a natural fit and very appealing to the eye. We are proposing placing the planters on either side of the supports for the original Barley's awning to help create visual cues to where the supports are and also on either side of the front entrance to Barley's Too. This will help keep continuity between to the two buildings.

The addition of a bench under the windows of Creative Edge will not only add character to the front of the building but also double as a waiting area for patrons in the warm months. The bench is fitting for the type of business Creative Edge is and done with a wrought iron detail to coordinate with the signage above the door will help create a finished old-fashioned look.

All of these items will help to create a historic and very inviting look to these three buildings. We believe it will also create more business for Barley's and Creative Edge and for all the other businesses in the area.

Barley's, Barley's Too and Creative Edge Hair Salon are all in buildings with the potential to have impact on the overall historical feel of downtown Council Bluffs. Barley's has already begun the process of restoring its building back to its original look by exposing the original brick, painting the exterior windows and trim to a historic color and added an awning over the front entrance. Additionally we would propose the removal of signage that is located in the upper portion of the building that is not in keeping with the historical feel we would like to achieve. The windows in the upper area as well as the front door will be painted in appropriate historic colors to complete its facade.

Barley's Too will require the removal of existing windows, front door and metal awning to be replaced with items of an early 1900's feel. The windows and front door will be multi-paned wood painted or a wood looking casement to help achieve a distinctive historic character. We would like to explore options for the window materials that will be in character but also be lower maintenance and durable.

The addition of a retractable awning across the front of the building will also add character as well as provide needed protection from the elements for patron. An awning should also help to cut some maintenance on the windows and front door. In keeping with a historic look again the colors of this awning will be black or black and off-white striped and be made of a lower maintenance fabric that will also be fade resistant. Placement of the awning will be in accordance with codes, keeping the height above the sidewalk and projection off the building in mind.

Signage for Barley's Too will be across the new awning using the Barley's logo and coordinate with the original Barley's. We believe signage for all three buildings should be tasteful in respect to the historic nature of these buildings and still provide the needed advertisement for the businesses. The awnings provide the perfect place for that signage and allow using logo's that may not look historical. Any other signage on Barley's Too shall be removed.

✓ Creative Edge Hair Salon will require the removal of existing windows and front door just as Barley's Too. The new windows shall be multi-paned to keep some continuity between the buildings but also add detail above and below the windows like concrete. The keystone detail on the tops of the windows and front door will add height to this building as well as character. The detail with the keystone should also be added to the top of the building again to help create more height for the building. The existing rock facing shall be removed to expose any original brick. If the original brick is not repairable then new brick that would coordinate with the surrounding buildings and be historic in character will be selected and added. The front door will be wood painted with a glass pane on the upper portion and include a panel detail towards the bottom. We would like to explore possibilities in material for the front door to keep it lower maintenance if possible.

✓ Awnings will also be added above the two windows on the front of Creative Edge. Colors for these awnings will be based on the colors in the brick on the building and are

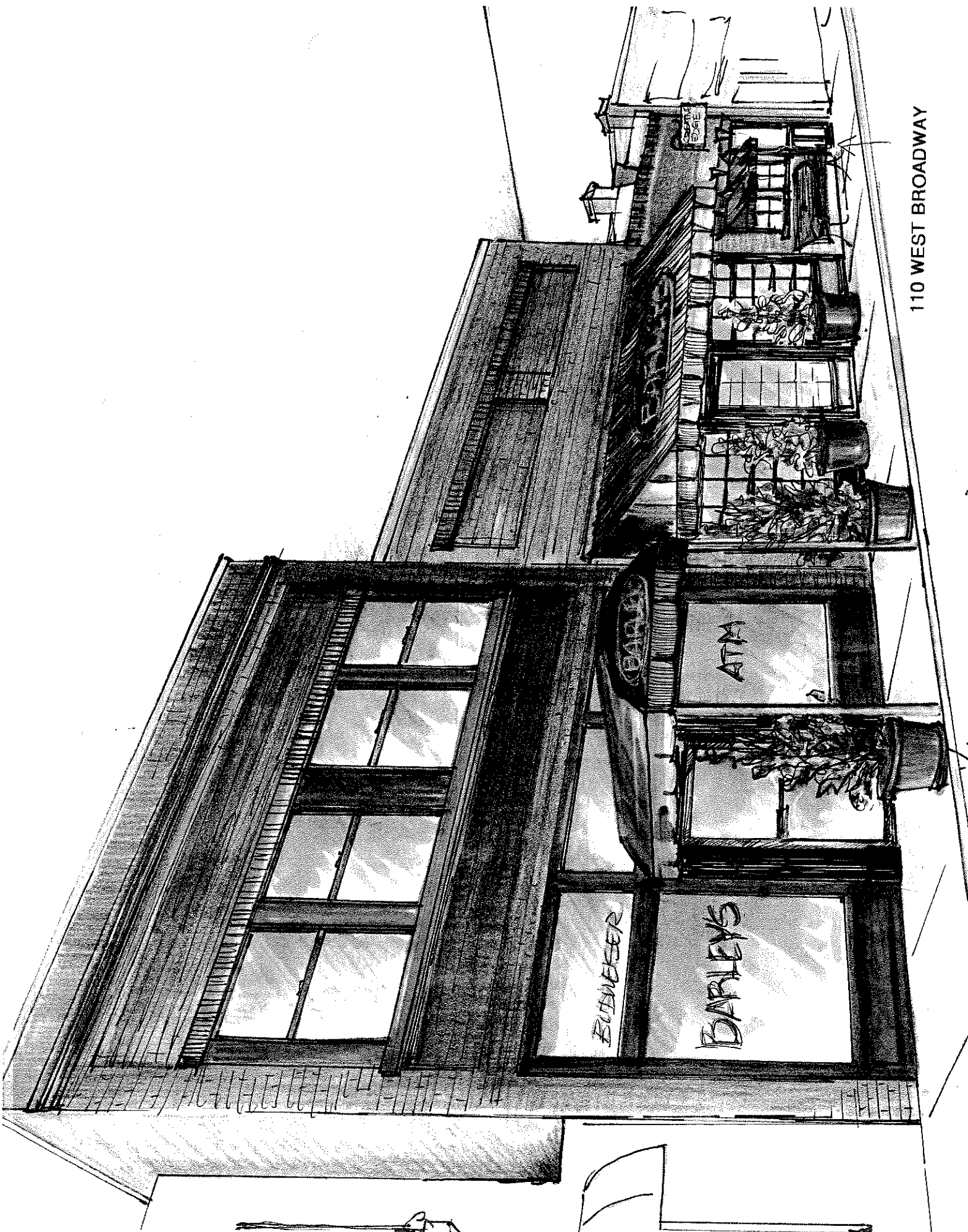
yet to be determined. Off-white, deep red or deep green are all possibilities. The color of the front door will also be dependent on the brick and will coordinate with the awnings.

✓ Signage for Creative Edge has a couple of possibilities. One being the addition of a hanging sign attached to the building above the front door with an old fashioned wrought iron. The sign itself would use the Creative Edge logo but using the other details with the way it is placed and attached will help to keep it historic looking. Other areas to add signage may include the front edge of the awnings or the backside of a pull-down shade on the door. Any existing signage shall be removed.

For the fronts of Barley and Barley's Too buildings planters shall be added to help create a more inviting and old time look. The addition of green plants and trees in front of red brick is a natural fit and very appealing to the eye. We are proposing placing the planters on either side of the supports for the original Barley's awning to help create continuity where the supports are and also on either side of the front entrance to Barley's Too. This will help keep continuity between to the two buildings.

The addition of a bench under the windows of Creative Edge will not only add character to the front of the building but also double as a waiting area for patrons in the warm months. The bench is fitting for the type of business Creative Edge is and done with a wrought iron detail to coordinate with the signage above the door will help create a finished old-fashioned look.

All of these items will help to create a historic and very inviting look to these three buildings. We believe it will also create more business for Barley's and Creative Edge and for all the other businesses in the area.

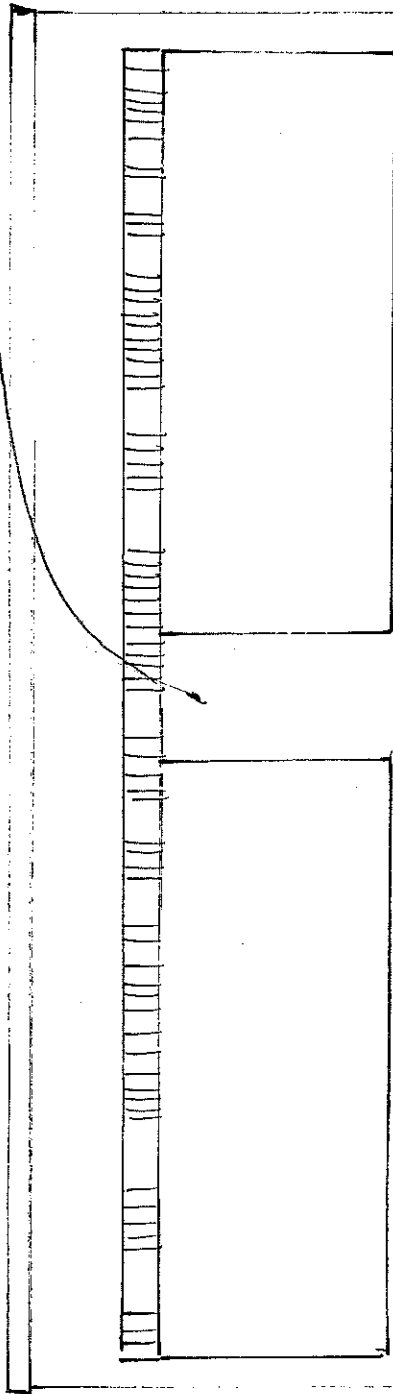


110 WEST BROADWAY

CASE #HP-06-005

ATTACHMENT 'A'

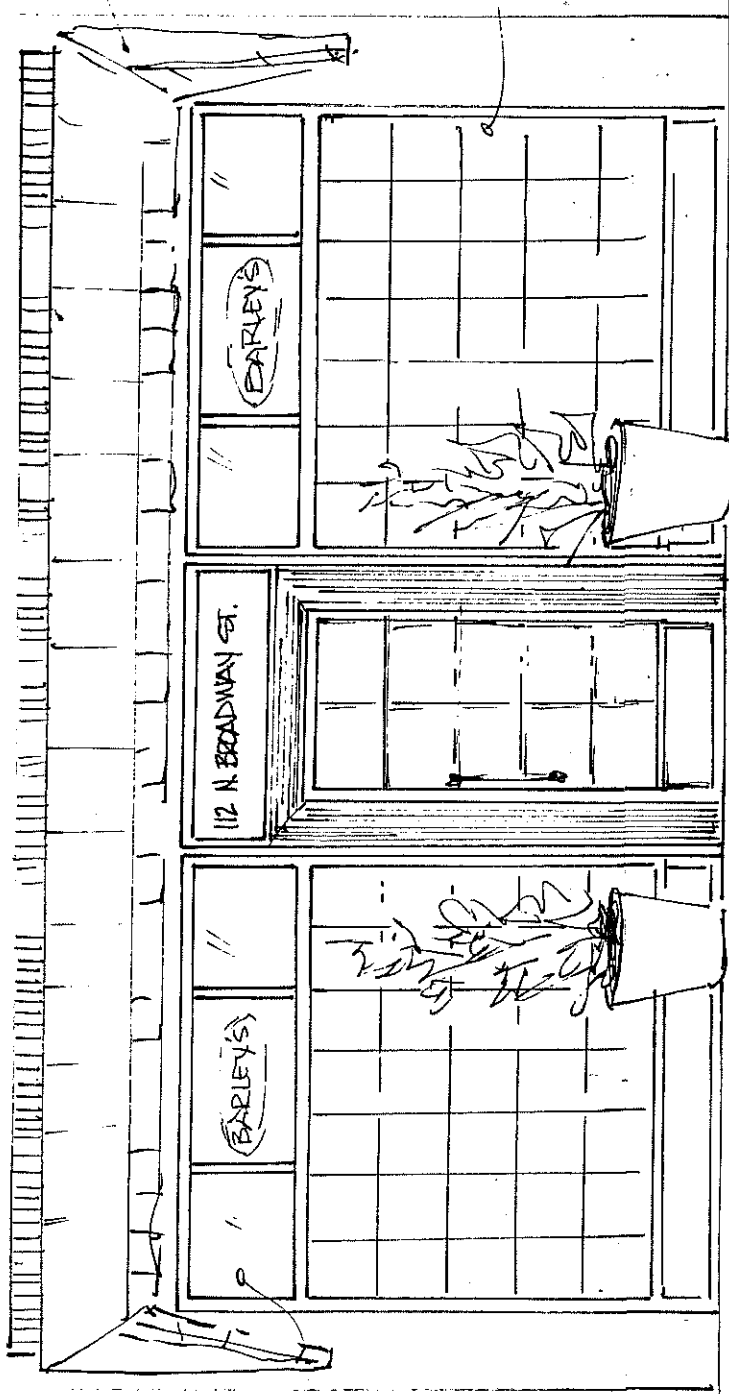
REMOVE
SIGNAGE



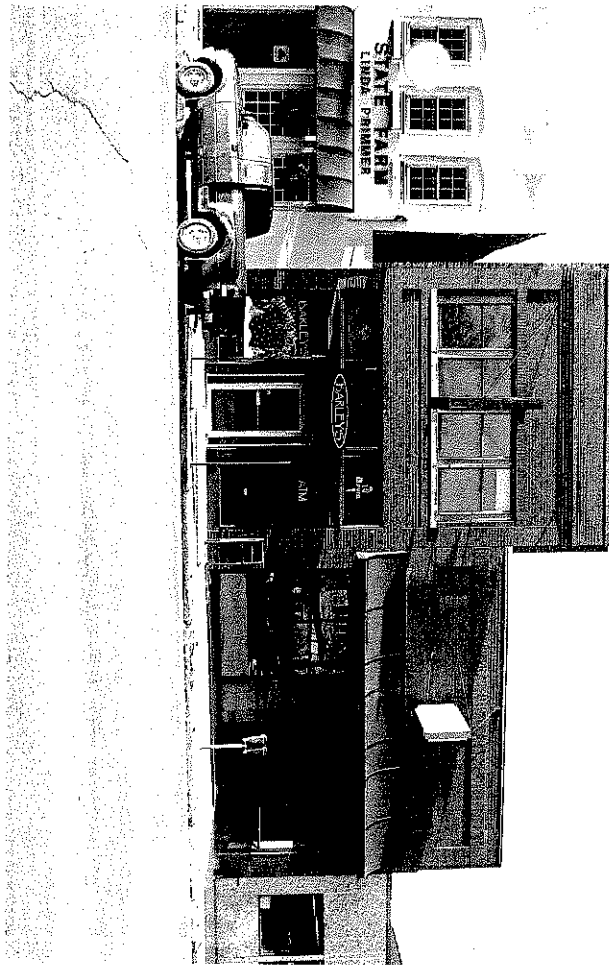
ADD
RETRACTABLE
AWNING AT
APPROPRIATE
HEIGHT
(SHOWN RETRACTED)

NEW WINDOW
S. DOOR PAN

ENVELOPE 2000



OPERABLE
TRANSOM
WINDOWS
WITH COMPANY
LOGO



The Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



OFFICE OF:
COMMUNITY DEVELOPMENT
(712) 328-4629

May 17, 2006

Jim Royer
'J' Development
500 South 18th Street
Omaha, NE 68102

Dear Mr. Royer,

On May 3, 2006, the Historic Preservation Commission of the City of Council Bluffs considered the request for exterior modifications to the property located at 128 West Broadway.

The Commission found that the proposed alterations are consistent with the Secretary of the Interior's '*Standards and Guidelines for Historic Preservation*'. Please note that future requests for signage or changes to the exterior work as proposed will require review and approval by the Historic Preservation Commission. The Certificate of Appropriateness in no way exempts you from getting any and all applicable building and sign permits as required by code.

Sincerely,

A handwritten signature in cursive script that reads "Rose Brown".

Rose Brown,
Urban Planner

cc: Building Division
Scalan Limited Liability Co
Alley Poyner Architecture

REB
Enc.

CITY OF COUNCIL BLUFFS, IOWA - 209 PEARL STREET - 51503-4270

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HISTORIC PRESERVATION COMMISSION
CITY OF COUNCIL BLUFFS

CERTIFICATE of APPROPRIATENESS

CASE #HP-06-007
May 17, 2006

WHEREAS, the Council Bluffs Historic Preservation Commission is authorized by City Ordinance #5148 to review alteration permit applications for any alteration, removal, demolition, construction, reconstruction, restoration, remodeling, or other material changes including the interior of any structure which clearly alters the character of the external appearance and is clearly visible from the outside of the structure on a landmark, landmark site or in a Historic District; and

WHEREAS, 'J' Development Corporation requested exterior modifications including:

Front elevation: Replace the store front including transom windows; remove the awning, replace the door; remove the front entry door to the upper level apartment with a fixed side light to match the replacement storefront door; remove and replace the upper story windows; remove the decorative metal work and remove rust, paint, replace; test paint removal methods on the painted brick, remove is possible without damaging the brick.

East elevation: Remove the non-historic, upper story window and infill with brick to match the exterior; remove the existing mural; cover the lower level portion with stucco; remove any loose parching and patch/repair as needed. This area is identified as a future opportunity for public art in the Public Art Master Plan adopted by the City Council.

Rear elevation: The addition has been removed. The existing tar and caulking will be removed to the greatest extent possible. The lower left window was found to be a different type than previously thought prior to removal of the addition. The existing window frame will be repaired and painted; the door sill on the upper story left window will remain with the lower portion of the opening filled with brick to match and a window to match the others installed.

WHEREAS, 128 West Broadway is located within the 100 Block of West Broadway Historic District which was entered on the National Register of Historic Places on May 9, 2002; and

WHEREAS, the Historic Preservation Commission met on May 3, 2006 and following public hearing, approved the exterior modifications as requested and stated above to property located at 128 West Broadway; and

VOTE: AYE –M. Johnson, R. Johnson, McKeown, Murphy, Otto and Petersen. NAY – 0; ABSTAIN – 0; ABSENT – Madsen. Motion carried.

NOW, THEREFORE, BE IT RESOLVED,

The Historic Preservation Commission finds that the proposed exterior alterations to 128 West Broadway are consistent with the Secretary of the Interior's *Standards and Guidelines for Historic Preservation*; and

The Historic Preservation Commission approved a Certificate of Appropriateness for 128 West Broadway subject to compliance with all applicable building and safety codes.

TO: Historic Preservation Commission

FROM: Community Development Department

DATE: April 26, 2006

RE: CASE #HP-06-007

REQUEST: Historic preservation design review in the 100 Block of West Broadway Historic District at 128 West Broadway.

OWNER: Scalan Limited Liability Co.
P.O. Box 1546, Council Bluffs, IA 51502

APPLICANT: J Development Company – Jim Royer
500 South 18th Street, Suite 150, Omaha, NE 68102

ARCHITECT: Alley Poyner Architecture – Jennifer Honebrink
1213 Jones Street, Omaha, NE 68102

BACKGROUND – ‘J’ Development Company, representing Scalan Limited Liability Co. has made a request for exterior modification at 128 West Broadway. The applicant proposes modifications to the front and east elevations in addition to the modifications made as part of CASE #HP-06-004 with regard to the rear façade. The rear addition has been removed as approved by the Commission’s previous action.

The applicant has identified the proposed changes on the drawings included as Attachment ‘A’. In summary, the following modifications are proposed:

Front elevation: Replace the store front including transom windows; remove the awning, replace the door; remove the front entry door to the upper level apartment with a fixed side light to match the replacement storefront door; remove and replace the upper story windows; remove the decorative metal work and remove rust, paint, replace; test paint removal methods on the painted brick, remove is possible without damaging the brick.

East elevation: Remove the non-historic, upper story window and infill with brick to match the exterior; remove the existing mural; cover the lower level portion with stucco; remove any loose parching and patch/repair as needed. This area is identified as a future opportunity for public art in the Public Art Master Plan adopted by the City Council.

Rear elevation: The addition has been removed. The existing tar and caulking will be removed to the greatest extent possible. The lower left window was found to be a different type than previously thought prior to removal of the addition. The existing window frame will be repaired and painted; the door sill on the upper story left window will remain with the lower portion of the opening filled with brick to match and a window to match the others installed.

The property in the location of the removed addition will be sodded and two hard surfaced parking spaces provided. The site plan, interior floor plans for each level and photos of the current conditions are included for your information.

The applicant has requested assistance from the City's Historic Property Rehabilitation Program for commercial properties. Because the program utilizes federal funding the request has been submitted for review to the State Historic Preservation Office in accordance with Section 106 of the National Historic Preservation Act of 1966.

REVIEW CRITERIA – The Secretary of the Interior's 'Standards for Historic Preservation' are used as the basis for reviewing requests for exterior modifications to buildings in this historic district. See Attachment 'B'. The following criteria are most applicable to the requested modification:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The proposed use of the building will not negatively impact the historic resource.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

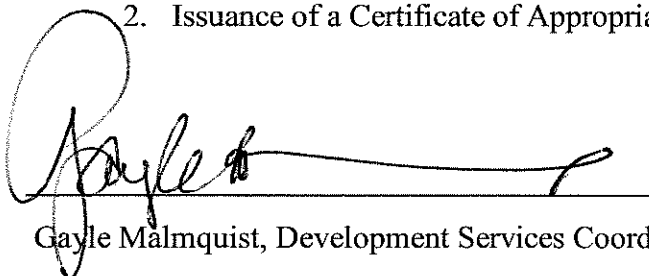
The window and door openings have been covered over time. The applicant will replicate as closely as is possible the windows, transoms and doors with current materials, including clad windows.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

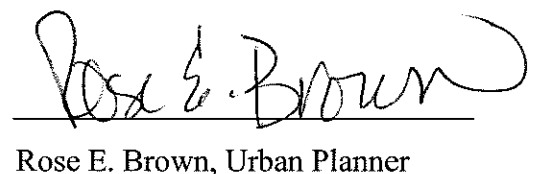
The windows and doors shall be replicated as closely as is possible with photographic documentation from the area during the period. The decorative metal work will be removed, repaired and replaced.

RECOMMENDATION – The proposed exterior modification at 128 West Broadway is consistent with the spirit and intent of the Secretary of Interior's 'Standards for Rehabilitation'. The Community Development Department recommends:

1. Approval of the exterior modifications at 128 West Broadway, as presented.
2. Issuance of a Certificate of Appropriateness to allow the modifications.

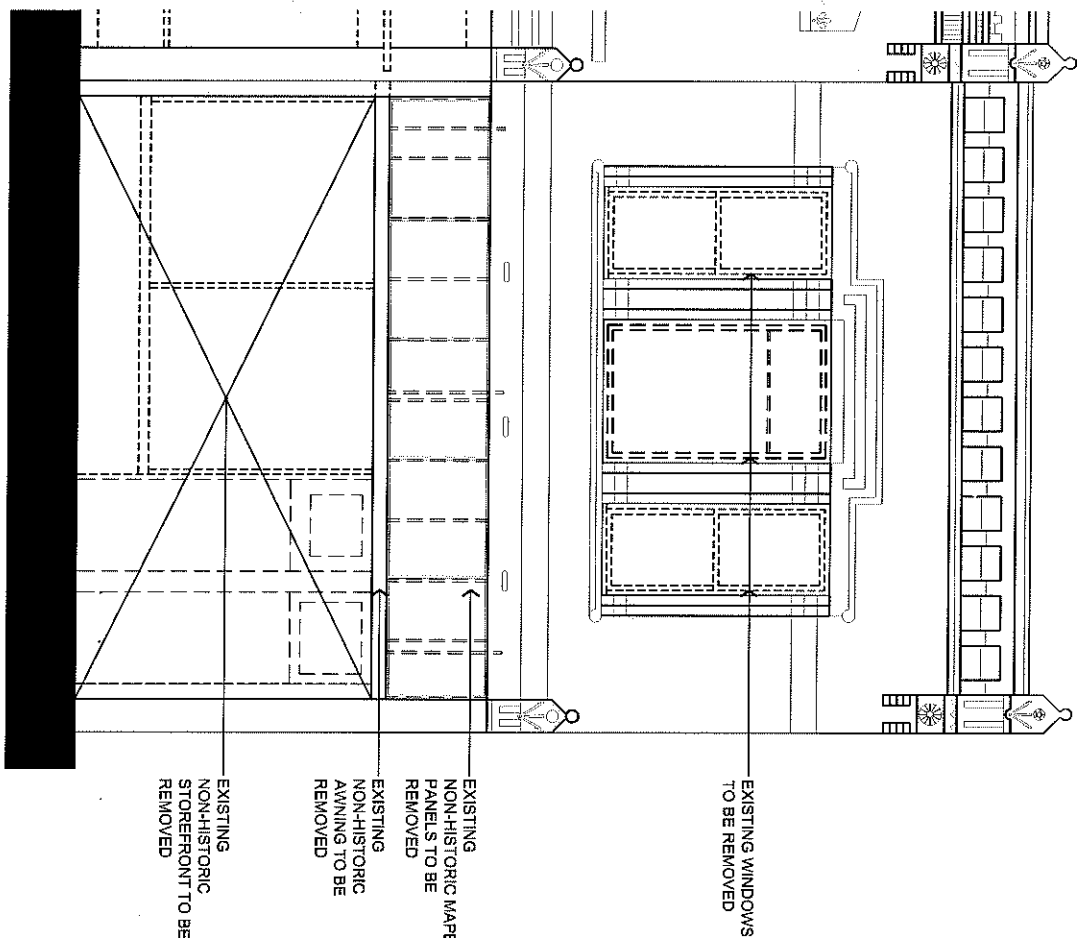


Gayle Malmquist, Development Services Coordinator



Rose E. Brown, Urban Planner

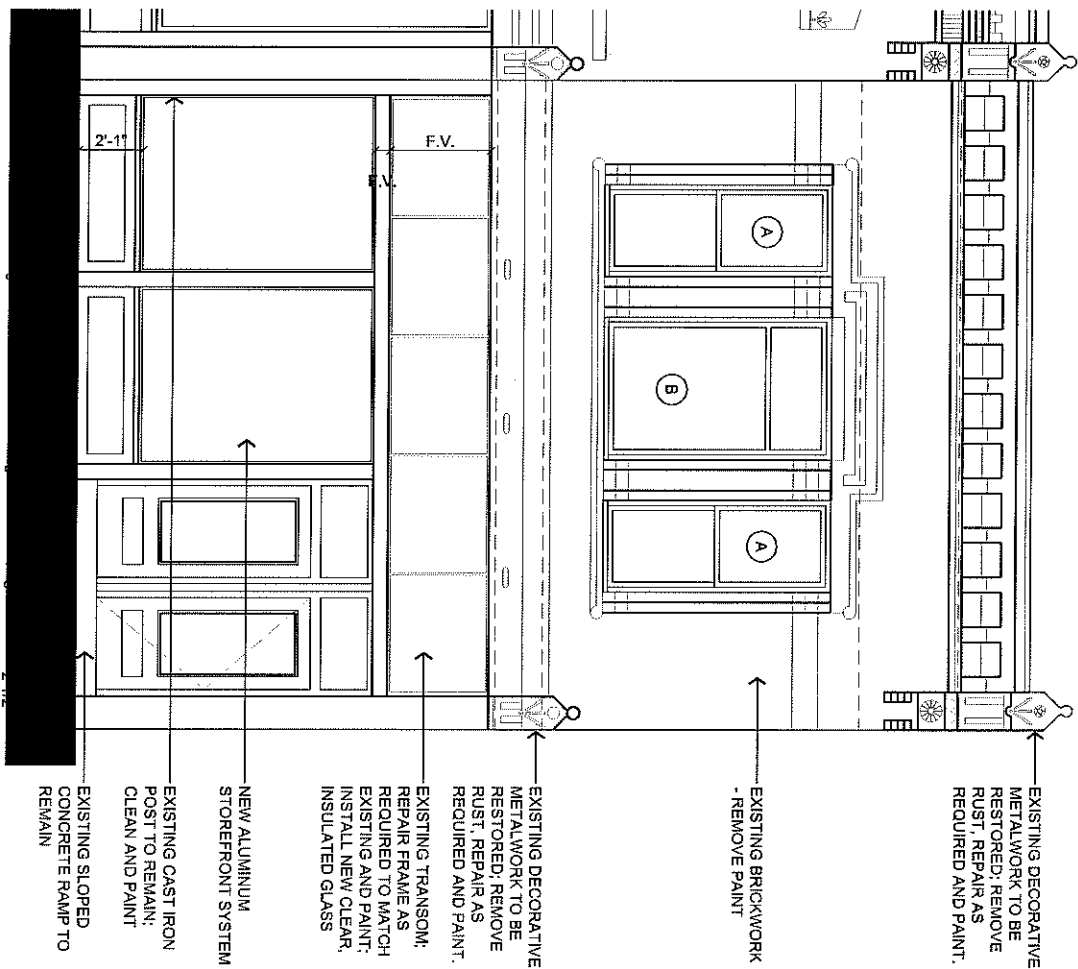
ATTACHMENT A



F9

FRONT ELEVATION - DEMO

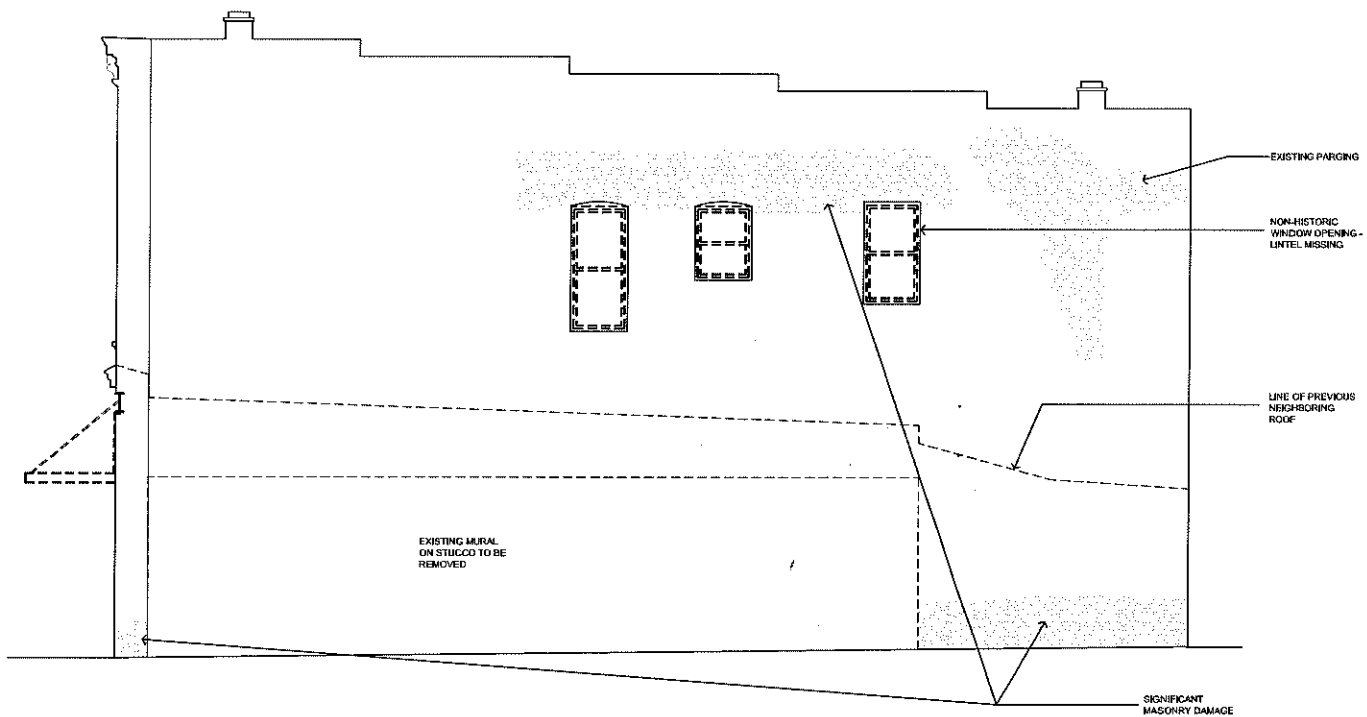
SCALE : 1/4" = 1'-0"



F14

FRONT ELEVATION - NEW

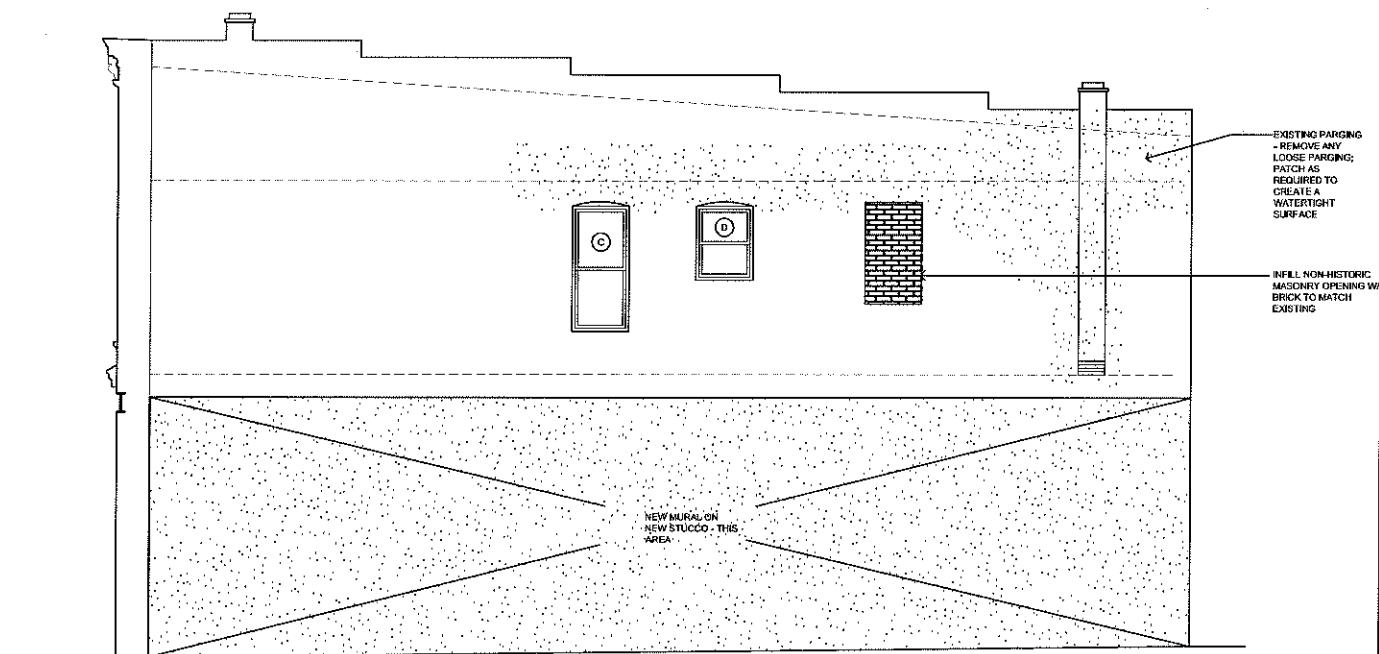
SCALE : 1/4" = 1'-0"



F6

EAST ELEVATION - DEMO

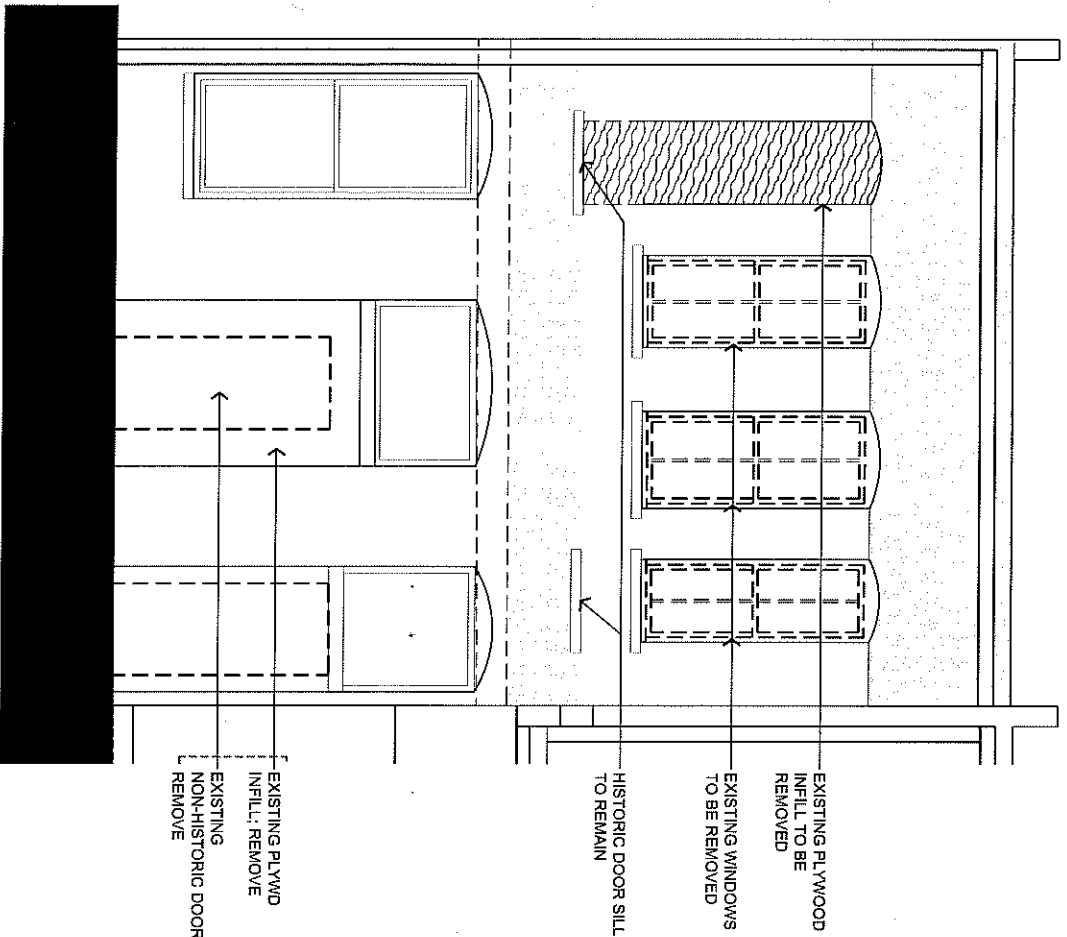
SCALE: 1/4" = 1'-0"



M6

EAST ELEVATION - NEW

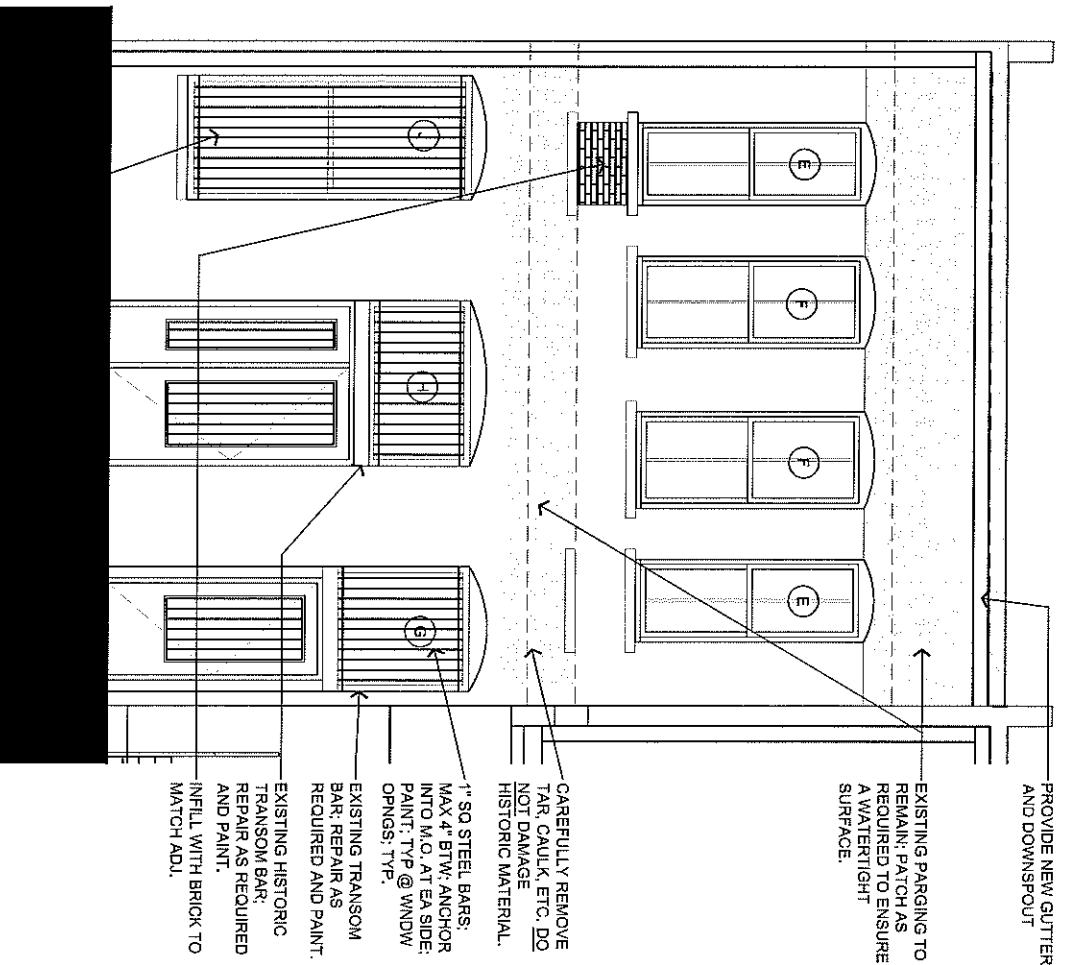
SCALE: 1/4" = 1'-0"



M9

REAR ELEVATION - DEMO

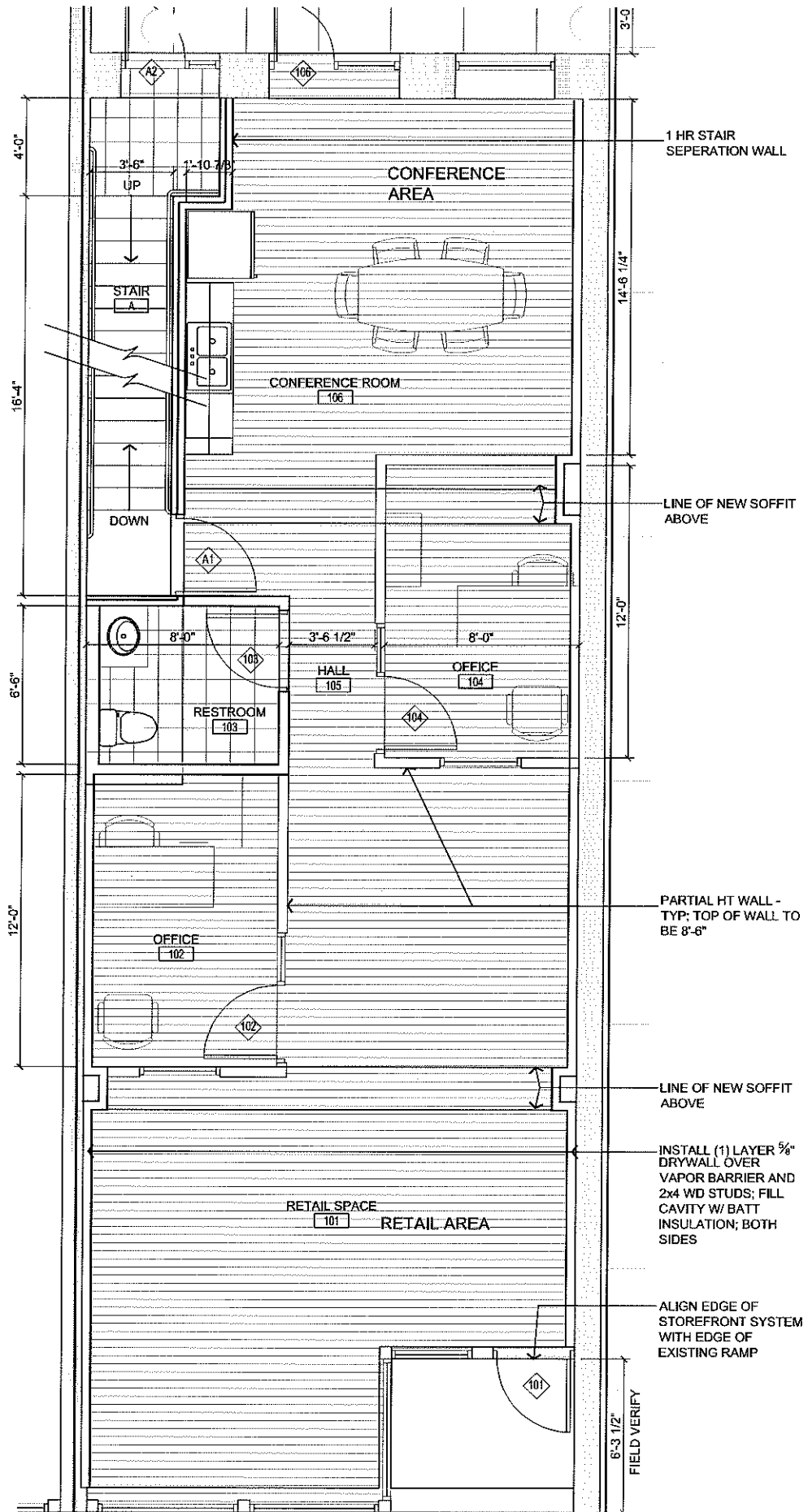
SCALE : 1/4" = 1'-0"



M14

REAR ELEVATION - NEW

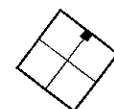
SCALE : 1/4" = 1'-0"

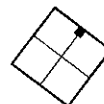


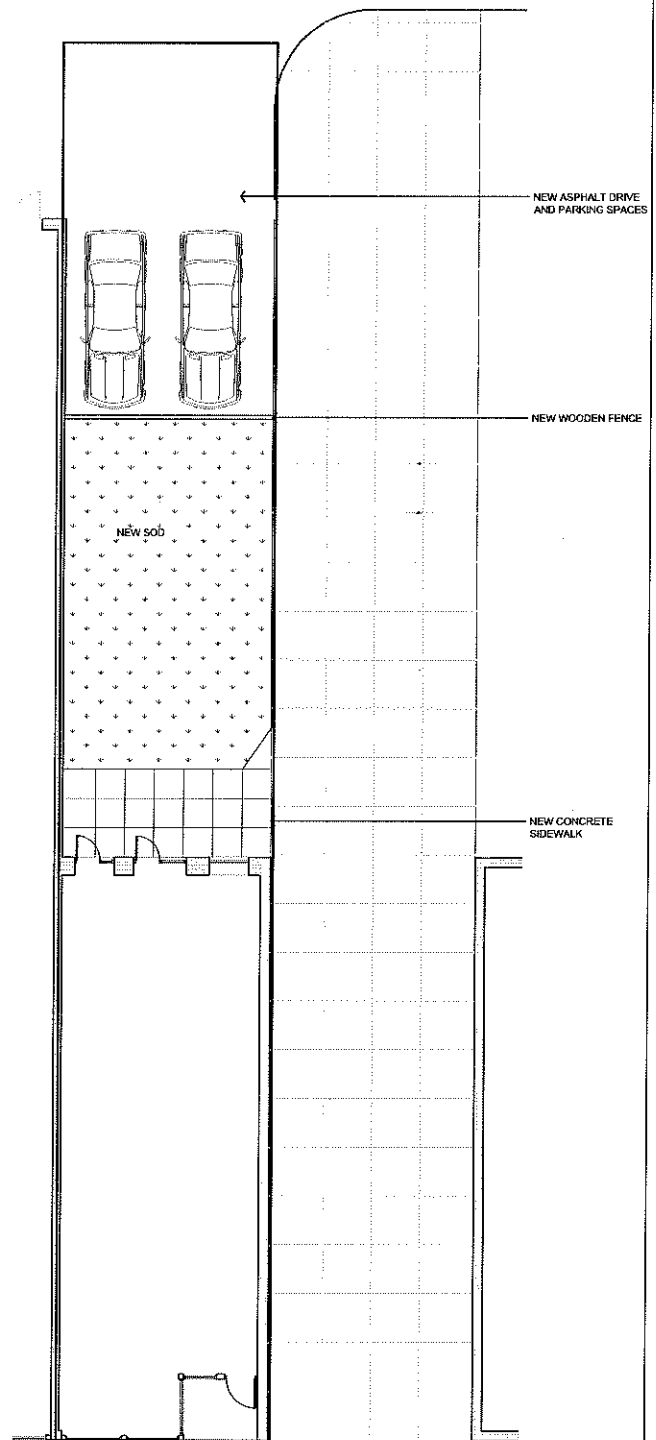
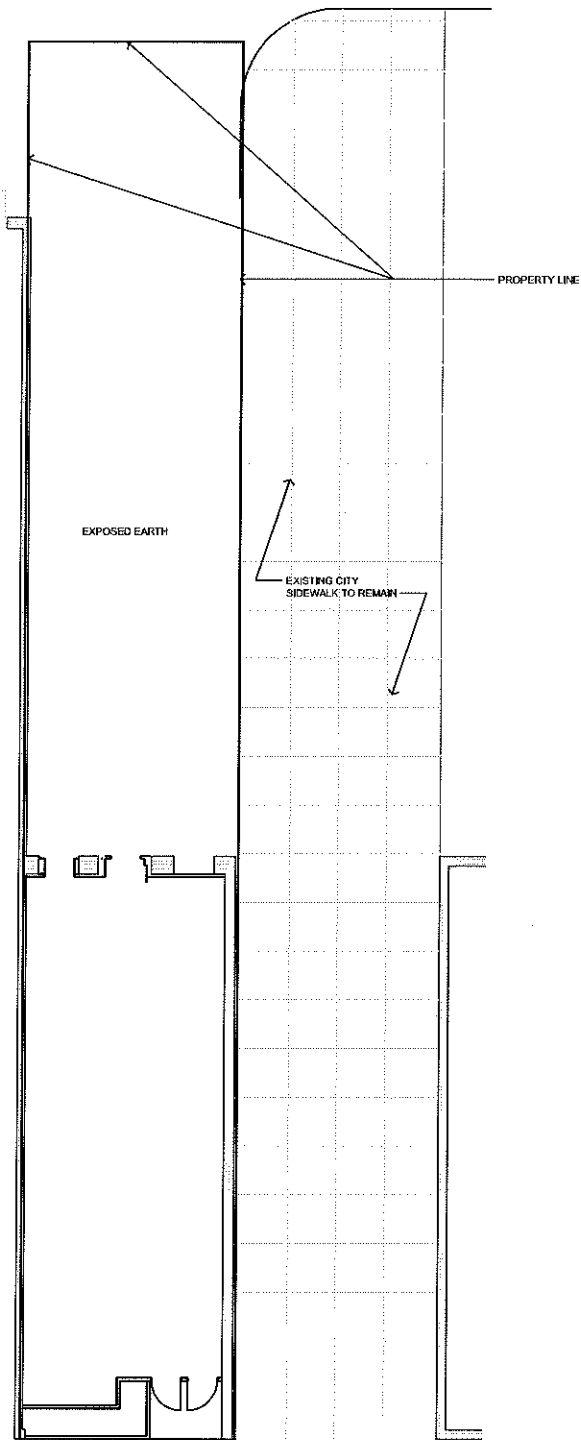
M7

FIRST FLOOR

SCALE : 1/4" = 1'-0"





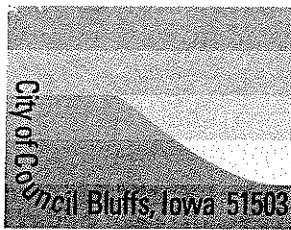


M7 DEMOLITION SITE PLAN
SCALE: 1/8" = 1'-0"



M13 NEW SITE PLAN
SCALE: 1/8" = 1'-0"





OFFICE OF:
COMMUNITY DEVELOPMENT
(712) 328-4629

June 15, 2006

Nicole Roberts
210 Wildwood Drive
Council Bluffs, IA 51503

Dear Nicole,

On June 7, 2006, the Historic Preservation Commission of the City of Council Bluffs considered the request for exterior modifications to the property located at 110 West Broadway.

The Commission found that the proposed alterations are consistent with the Secretary of the Interior's '*Standards and Guidelines for Historic Preservation*'. Please note that future requests for signage or changes to the exterior work as proposed will require review and approval by the Historic Preservation Commission. The Certificate of Appropriateness in no way exempts you from getting any and all applicable building and sign permits as required by code. Also, because of your request for funding from the Historic Property Rehabilitation Program no work may begin until approval is given by the Director of the Community Development Department.

Sincerely,

A handwritten signature in cursive script that reads "Rose Brown".

Rose Brown,
Urban Planner

cc: Building Division

REB
Enc.

CITY OF COUNCIL BLUFFS, IOWA - 209 PEARL STREET - 51503-4270

FAX (712) 328-4915

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HISTORIC PRESERVATION COMMISSION
CITY OF COUNCIL BLUFFS

CERTIFICATE of APPROPRIATENESS

CASE #HP-06-008
JUNE 7, 2006

WHEREAS, the Council Bluffs Historic Preservation Commission is authorized by City Ordinance #5148 to review alteration permit applications for any alteration, removal, demolition, construction, reconstruction, restoration, remodeling, or other material changes including the interior of any structure which clearly alters the character of the external appearance and is clearly visible from the outside of the structure on a landmark, landmark site or in a Historic District; and

WHEREAS, 110 West Broadway is located within the 100 Block of West Broadway Historic District which was entered on the National Register of Historic Places on May 9, 2002; and

WHEREAS, the Historic Preservation Commission met on June 7, 2006 and following public hearing, approved the exterior modifications to 110 West Broadway listed below; and

WHEREAS, Nicole Roberts requested exterior modifications to property at 110 West Broadway including:

- a. Remove the overhead garage door on the rear façade;
- b. Cover the concrete block rear and side wall with a stucco product;
- c. Place wood trim around the three windows;
- d. Place a light fixture near the rear entry door;
- e. Replace the existing door with a wood or wood-appearing door or paint the current door;
- f. Install a sign using the current company logo. The maximum sign area shall be as allowed by §15.33 Signs of the Municipal Code.
- g. Place a planting box in the rear window;

VOTE: AYE – M. Johnson, R. Johnson, Madsen, McKeown and Otto. NAY – 0; ABSTAIN –None; ABSENT – Murphy and Petersen. Motion carried.

NOW, THEREFORE, BE IT RESOLVED,

The Historic Preservation Commission finds that the proposed exterior alterations to 110 West Broadway are consistent with the Secretary of the Interior's *Standards and Guidelines for Historic Preservation*; and

The Historic Preservation Commission approved a Certificate of Appropriateness for 110 West Broadway subject to compliance with all applicable building and safety codes.

Decisions of the Historic Preservation Commission are final, subject to appeal to the City Council within ten (10) days by anyone affected by the decision.



Rose Brown, Urban Planner
Community Development Department

TO: Historic Preservation Commission

FROM: Community Development Department

DATE: May 31, 2006

RE: CASE #HP-06-008

REQUEST: Historic preservation design review of 110 West Broadway

APPLICANTS: Nicole Roberts, 110 West Broadway, Council Bluffs, IA 51503

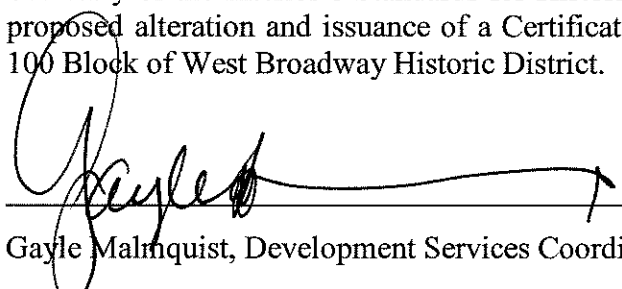
BACKGROUND –Nicole Roberts owns 110 West Broadway doing business as ‘Creative Edge Hair Salon’. Attachment ‘A’ shows the current rear and side façade conditions. Attachment ‘B’ shows the proposed changes to 110 West Broadway. A color rendering of the design is maintained in the file. Current photographs of the rear and side are included as Attachment ‘C’. Request for exterior changes to the front façade were reviewed and approved by the Historic Preservation Commission in February 2006. The requested changes are still under review at the State Historic Preservation Office.


REQUEST – 110 West Broadway- Creative Edge Hair Salon (noncontributing structure):
The rear garage door is not used for the current business and will be enclosed. The rear of the building will be stucco and will be colored to coordinate with the brick to be placed on the front. The color will be a burgundy. Trim and a window box will be added around the small rear window. A shed style awning similar to those to be placed on the front will be installed above the rear entry door. The light fixtures will be replaced on the rear and side. Signage will be placed in the area of the garage door. Signage area/location will be subject to the requirements of the Municipal Code.

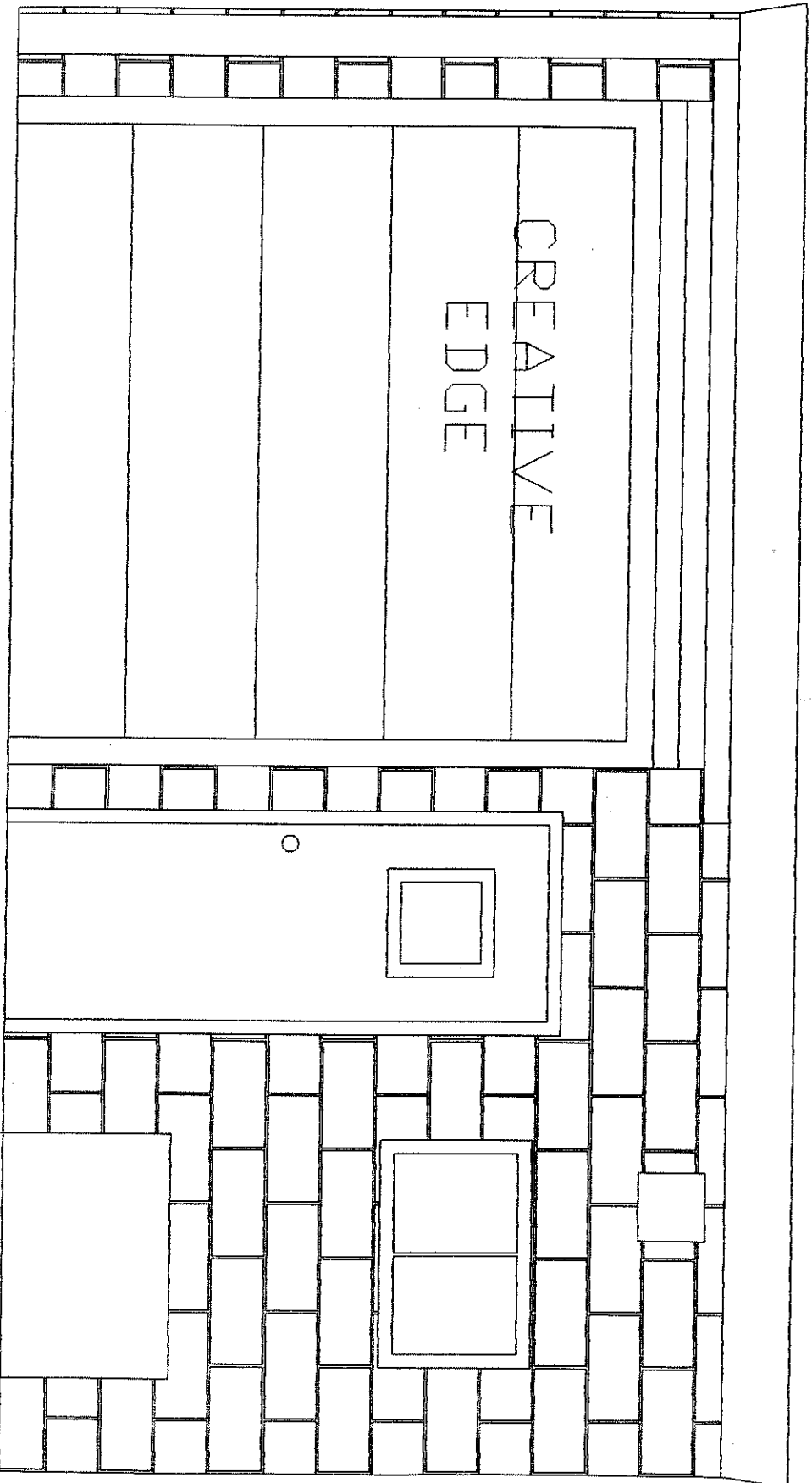
The northerly side façade will be treated in one of two ways. The existing concrete block work will be painted to match the back, or the side will have a stucco treatment the same as the rear façade. The two windows will remain but will be framed in a way similar to the rear entry.

REVIEW CRITERIA – The Secretary of the Interior’s ‘Standards for Historic Preservation’ are used as the basis for reviewing requests for exterior modifications to historic landmarks and landmark districts. The proposed work should be evaluated in the context of the standards. Specifically the State Historic Preservation Office has indicated on the proposed work to the front that care should be taken not to create a false sense of history by using decorative elements that may not have been present on the building. The applicant has proposed a more simplified approach to the rear and side.

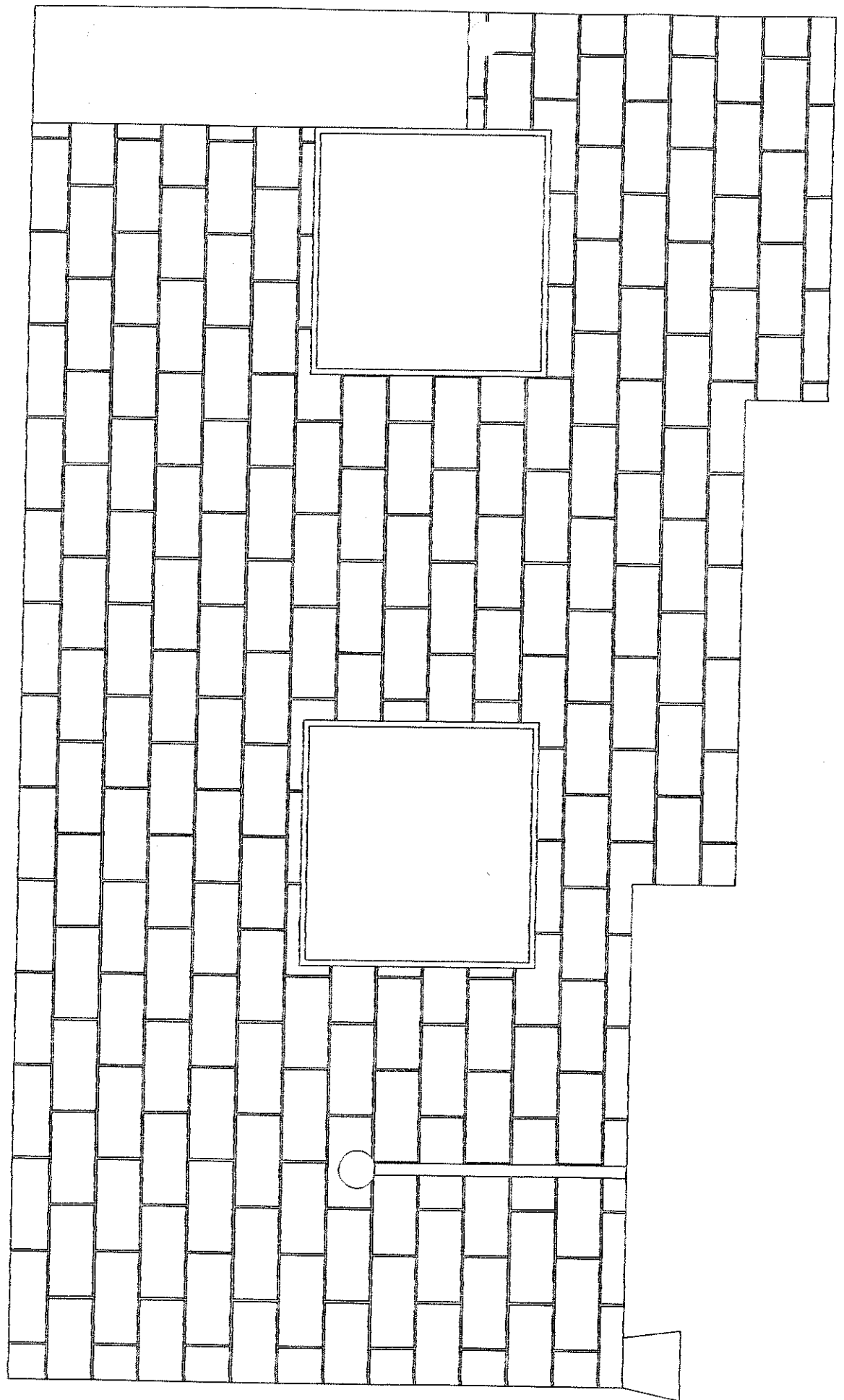
RECOMMENDATION – City staff finds the proposed work to be generally consistent with the Secretary of the Interior’s Standards for Historic Preservation and recommends approval of the proposed alteration and issuance of a Certificate of Appropriateness for 110 West Broadway in the 100 Block of West Broadway Historic District.

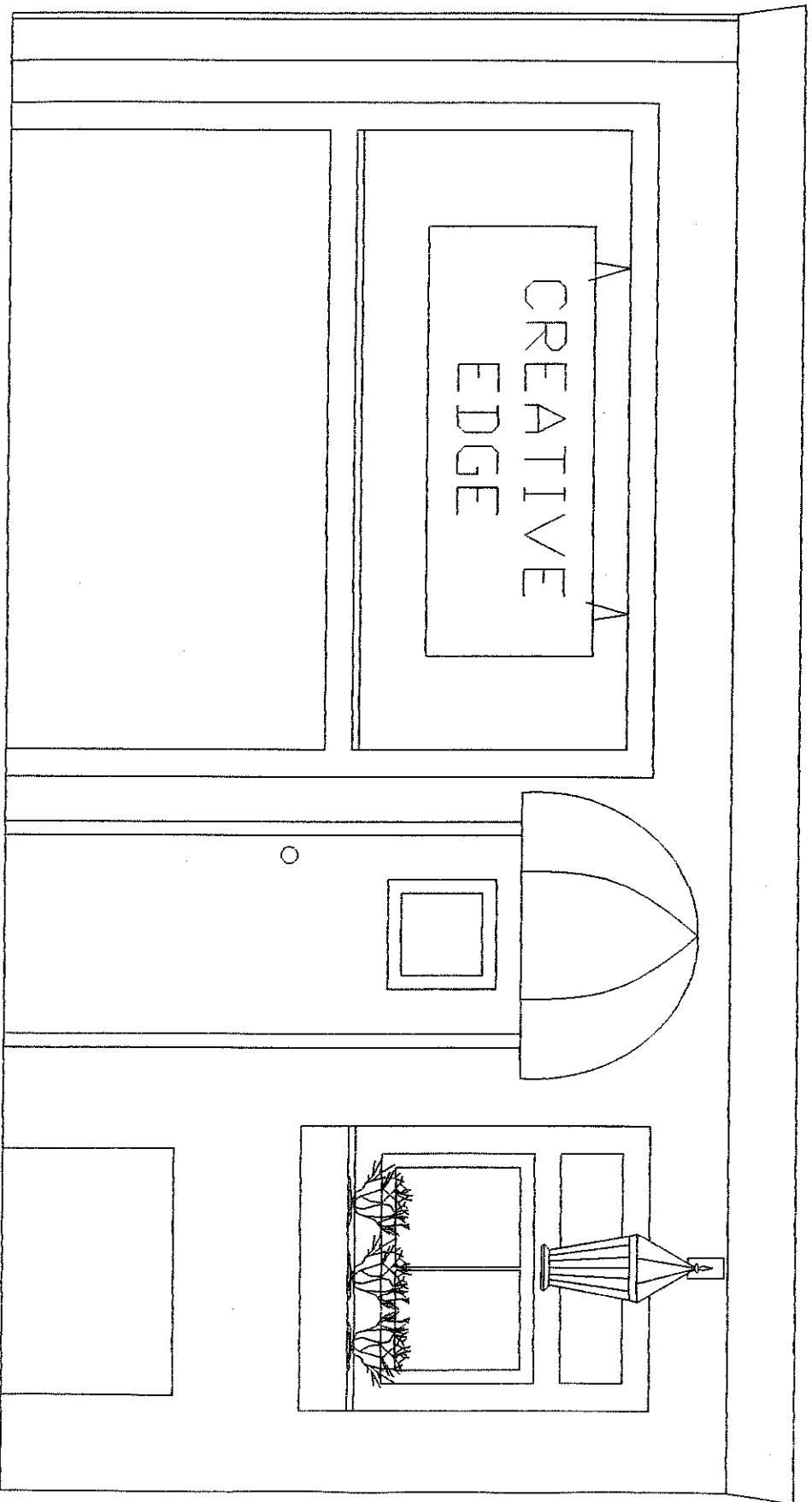

Gayle Malmquist, Development Services Coordinator


Rose E. Brown, Urban Planner

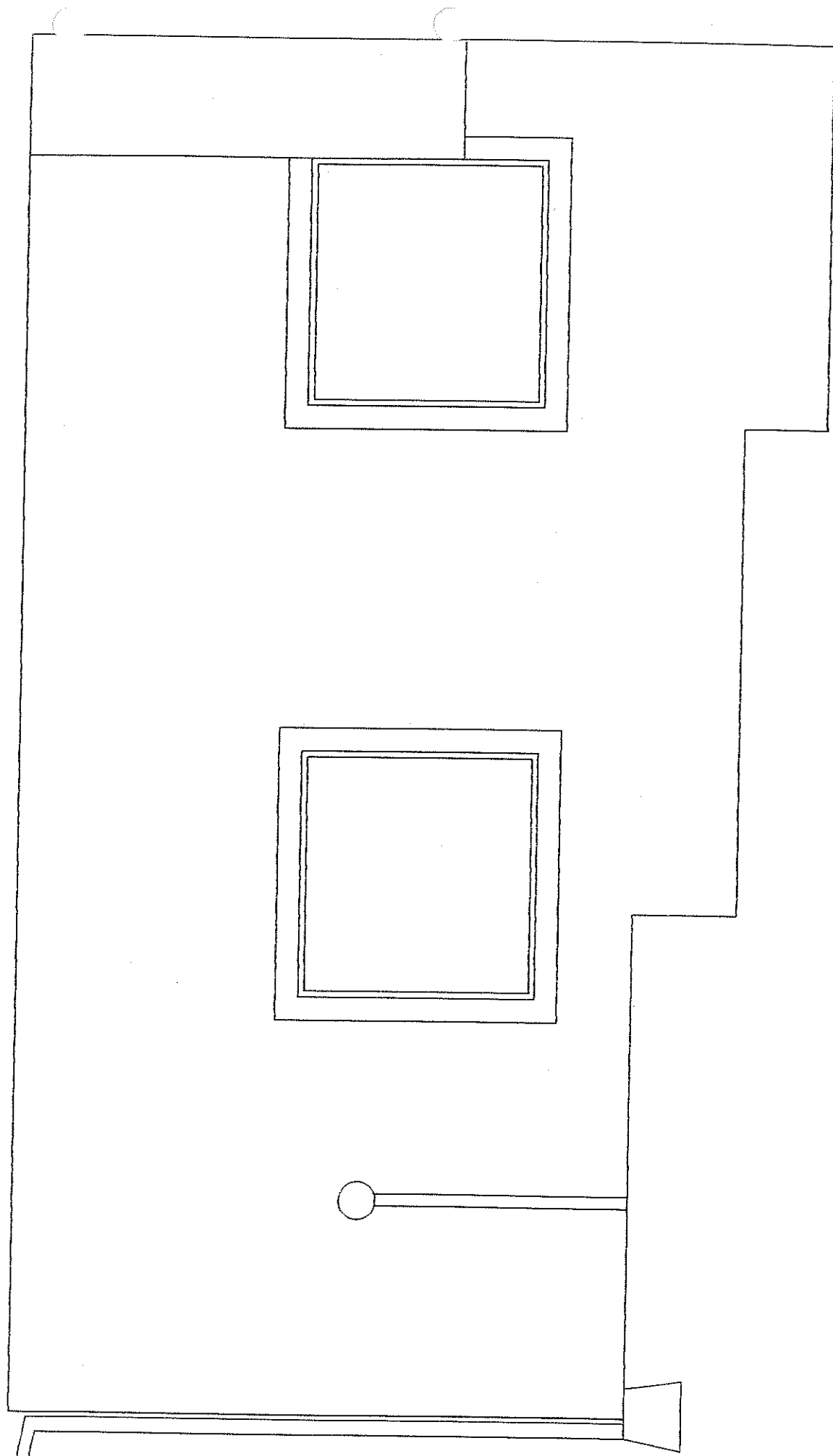


ATTACHMENT A

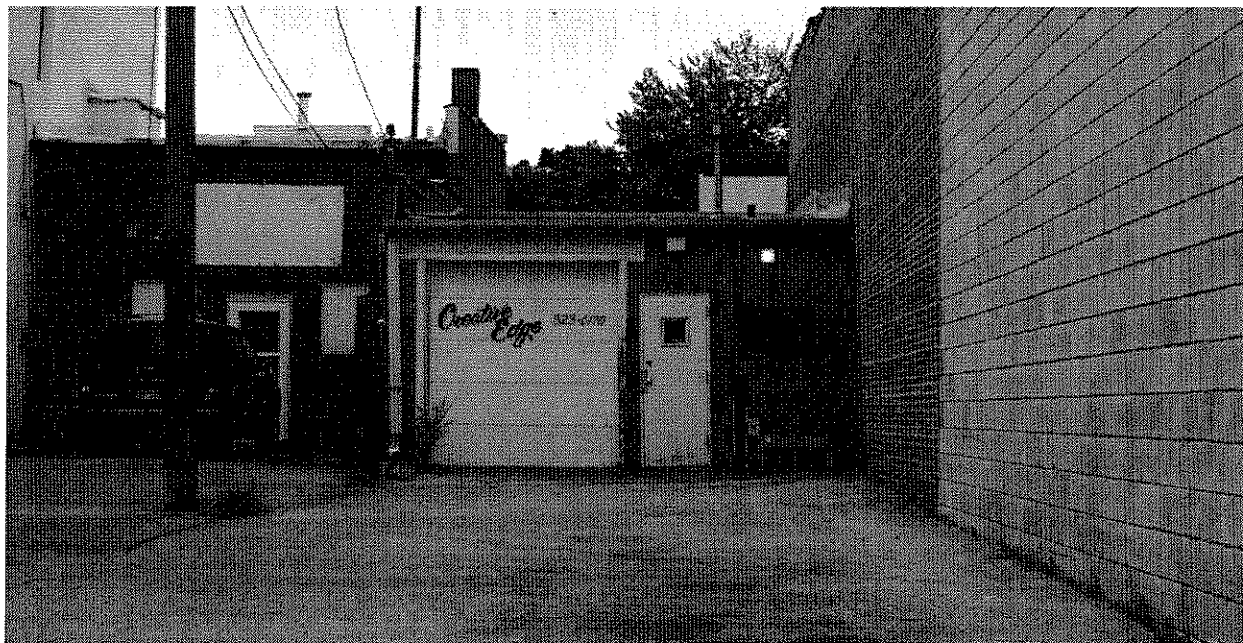




ATTACHMENT B

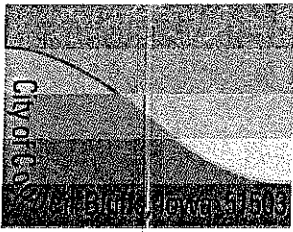






Existing rear and side façade.





OFFICE OF:
COMMUNITY DEVELOPMENT
(712) 328-4629

September 8, 2006

Matt Johnson
112 West Broadway
Council Bluffs, IA 51503

Dear Matt,

On September 6, 2006, the Historic Preservation Commission of the City of Council Bluffs considered the request for exterior modifications to the properties located at 112 West Broadway.

The Commission found that the proposed alterations are consistent with the Secretary of the Interior's '*Standards and Guidelines for Historic Preservation*'. The Certificate of Appropriateness in no way exempts you from getting any and all applicable building and sign permits as required by code.

Sincerely,

Rose Brown,
Urban Planner

cc: Building Division

REB
Enc.

CITY OF COUNCIL BLUFFS, IOWA - 209 PEARL STREET - 51503-4270
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HISTORIC PRESERVATION COMMISSION
CITY OF COUNCIL BLUFFS

CERTIFICATE of APPROPRIATENESS

CASE #HP-06-009
September 6, 2006

WHEREAS, the Council Bluffs Historic Preservation Commission is authorized by City Ordinance #5148 to review alteration permit applications for any alteration, removal, demolition, construction, reconstruction, restoration, remodeling, or other material changes including the interior of any structure which clearly alters the character of the external appearance and is clearly visible from the outside of the structure on a landmark, landmark site or in a Historic District; and

WHEREAS, Matt Johnson requested exterior modifications to property at 112 West Broadway including the addition of three light fixtures to be attached to the front façade of the building for the illumination of the previously approved sign; and

WHEREAS, the light fixtures shall be the type, color and design as found in the case report file; and

WHEREAS, 112 West Broadway is located within the 100 Block of West Broadway Historic District which was entered on the National Register of Historic Places on May 9, 2002; and

WHEREAS, the Historic Preservation Commission met on September 6, 2006 and following public hearing, approved the above listed exterior modifications to 112 West Broadway; and

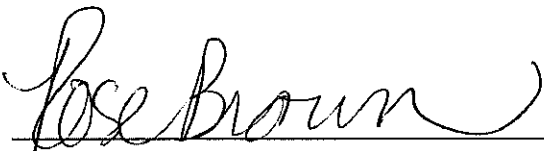
VOTE: AYE – Madsen, McKeown and Petersen. NAY – 0; ABSTAIN – M. Johnson; ABSENT – R. Johnson, Murphy and Otto. Motion carried.

NOW, THEREFORE, BE IT RESOLVED,

The Historic Preservation Commission finds that the proposed exterior alterations to 112 West Broadway is consistent with the Secretary of the Interior's *Standards and Guidelines for Historic Preservation*; and

The Historic Preservation Commission approved a Certificate of Appropriateness for 112 West Broadway subject to compliance with all applicable building and safety codes.

Decisions of the Historic Preservation Commission are final, subject to appeal to the City Council within ten (10) days by anyone affected by the decision.



Rose Brown, Urban Planner
Community Development Department

TO: Historic Preservation Commission

FROM: Community Development Department

DATE: August 30, 2006

RE: CASE #HP-06-009

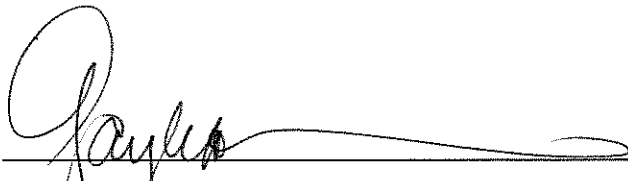
REQUEST: Historic preservation design review of 112 West Broadway

APPLICANTS: Matt Johnson, 114 West Broadway, Council Bluffs, IA 51503

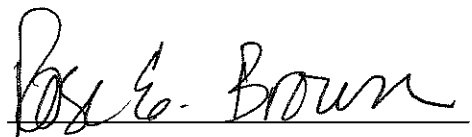
BACKGROUND/REQUEST – Matt Johnson is proposing additional change to his previously approved Certificate of Appropriateness. He proposes to install three light fixtures to the exterior of the building located at 112 West Broadway to illuminate the sign to be placed on the front of the building. The proposed light fixtures have a copper/bronze finish; the fixture type and dimension are shown on Attachment 'A'. In addition he proposes to change the background color of the raised letter sign to black. A photograph of the current façade is included for your review (Attachment B).

REVIEW CRITERIA – The Secretary of the Interior's 'Standards for Historic Preservation' are used as the basis for reviewing requests for exterior modifications to historic landmarks and landmark districts. The proposed work should be evaluated in the context of the standards (Attachment C).

RECOMMENDATION – City staff finds that the proposed light fixtures will not detract from the architectural integrity of the building and will provide an appropriate light source for the business sign. The proposed work is generally consistent with the Secretary of the Interior's Standards for Historic Preservation and recommends approval of the proposed changes and issuance of a Certificate of Appropriateness for 112 West Broadway in the 100 Block of West Broadway Historic District.

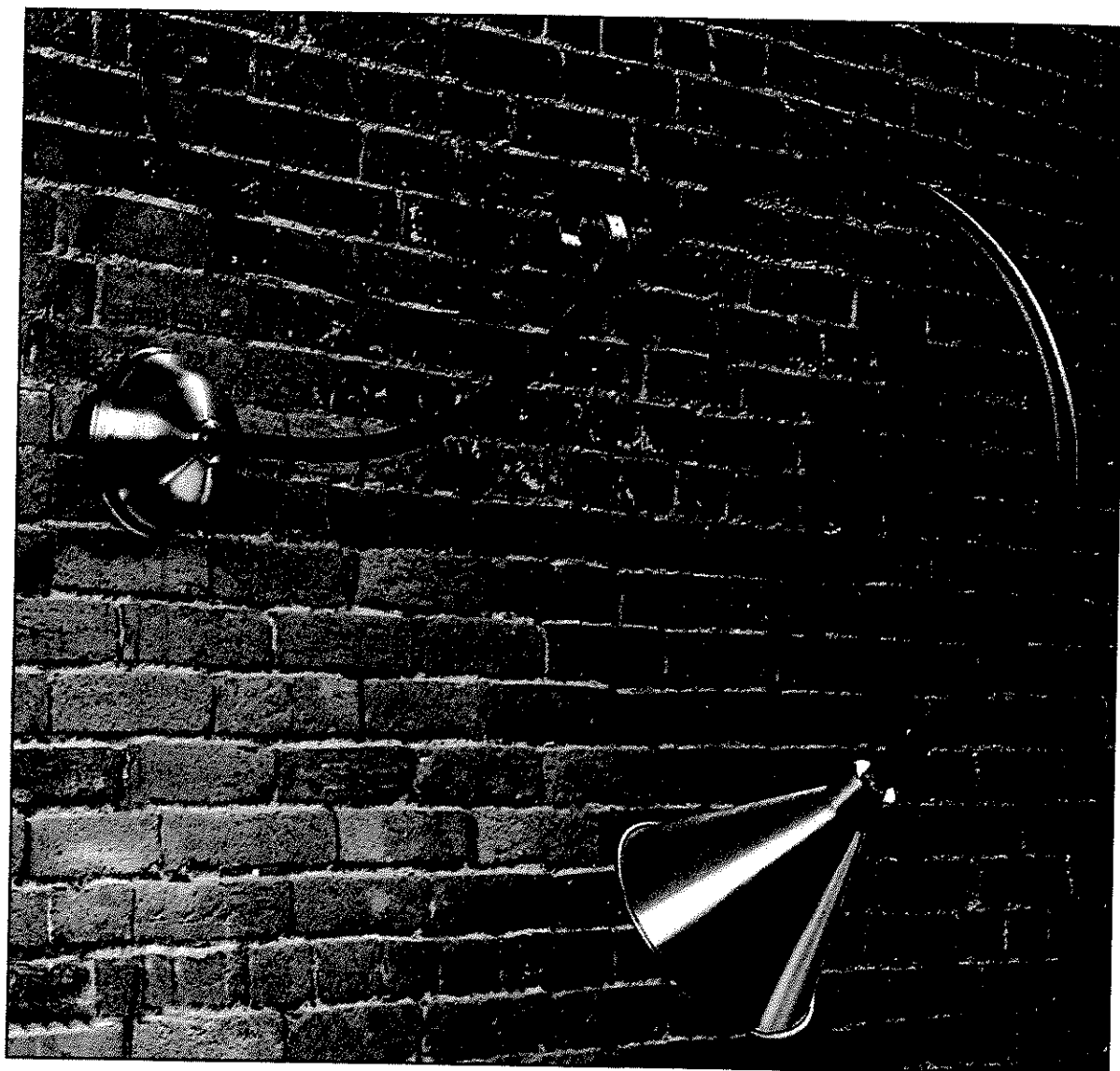


Gayle Malmquist, Development Services Coordinator



Rose E. Brown, Urban Planner

Lights



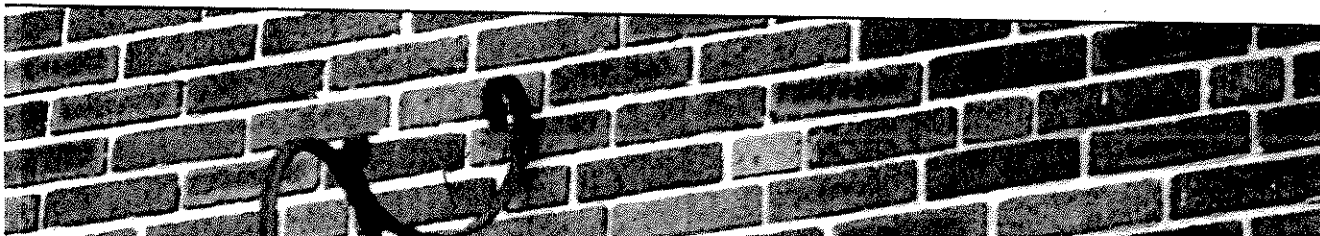
SL-501

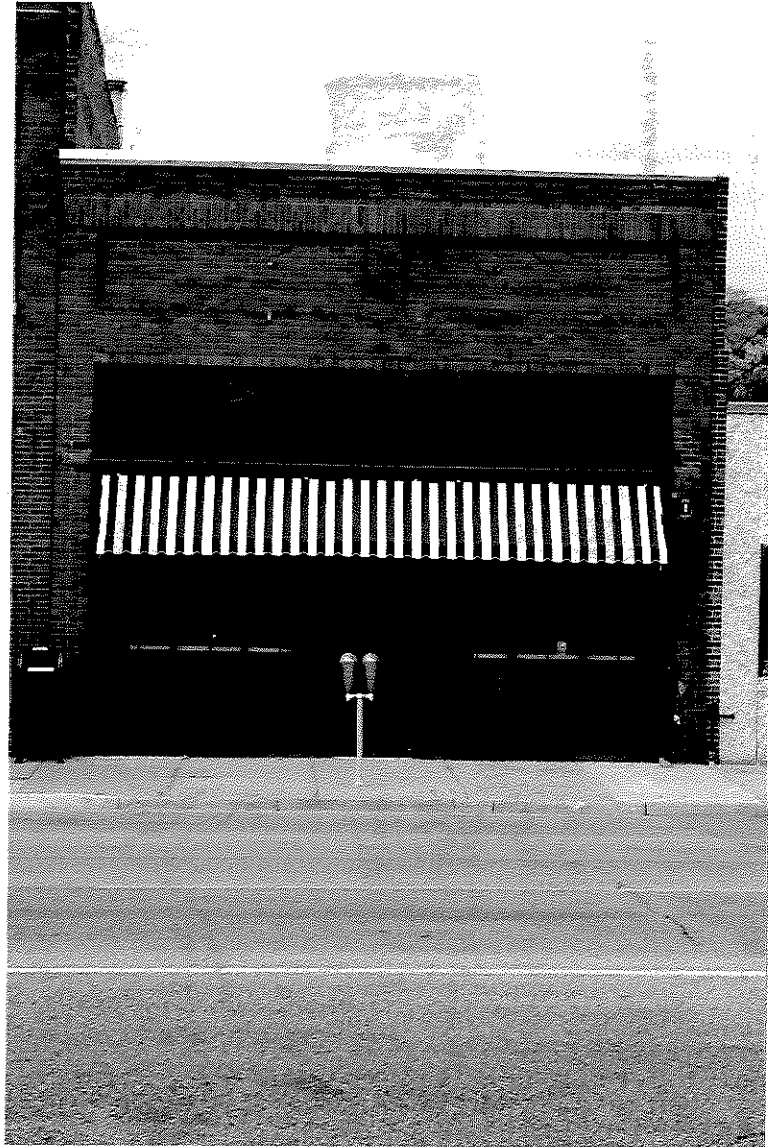
Extension: 38"

Height: 27"

Shade Diameter: 8"

ATTACHMENT A





The Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.